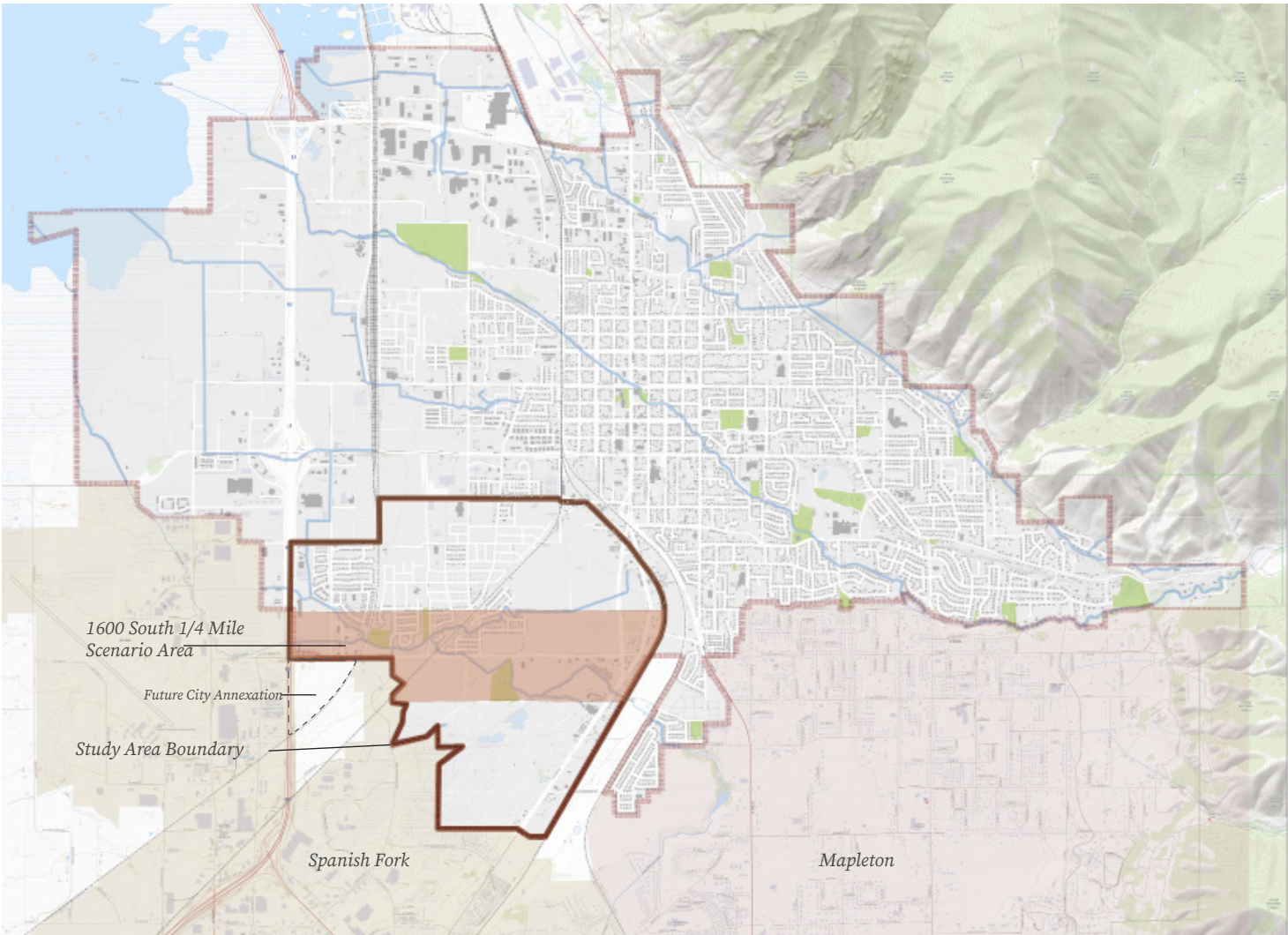


Preferred Scenario Presentation



Site Context

This map represents the proposed study boundaries, both for scanerio planning and regulating plan preparation. The red shaded area is the land area used for scanerio planning, providing a more detailed economic and infrastrucre impact analysis.



Regulating Plan Vs. Scenario Planning

Regulating Plan

A regulating plan is a document that provides high level design guidelines and principles for layout of a large area. The overall process for a regulating plan is to:

- Create a development framework for a large tract of land
- Document the look, feel and overall atmosphere for future development
- Provide regulation or zoning alteration and recommendations that would be necessary to meet the overall goals
- Promote a responsible and sustainable style of development for the community

Scenario Planning

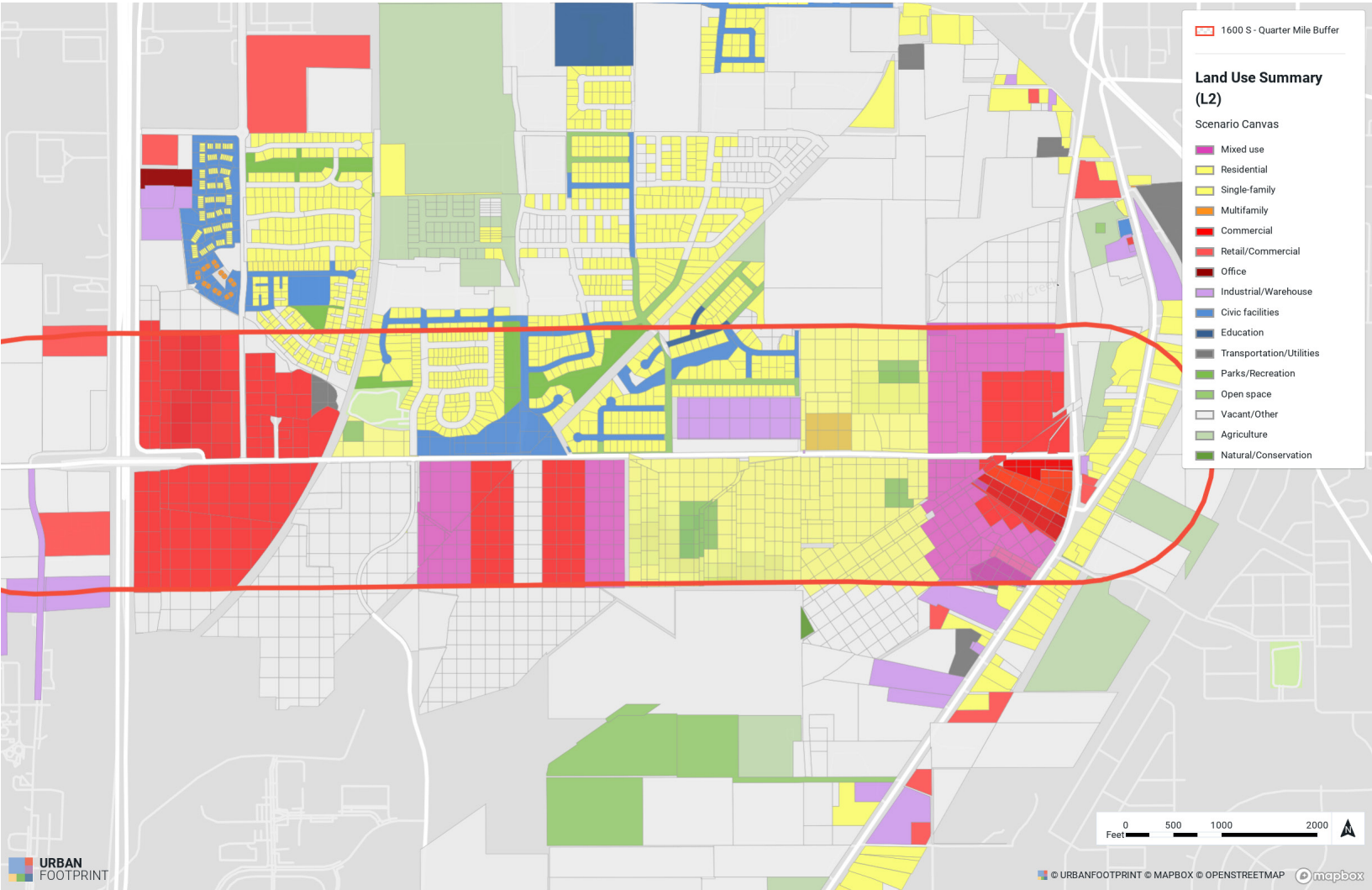
A scenario or corridor plan is a detailed plan for a small section of a community, documenting the highest and best use for the determined area. These plans are often prepared to outline the potential impact for development, weighing different styles of development to gauge overall economic impact. Impacts commonly measured are as follows:

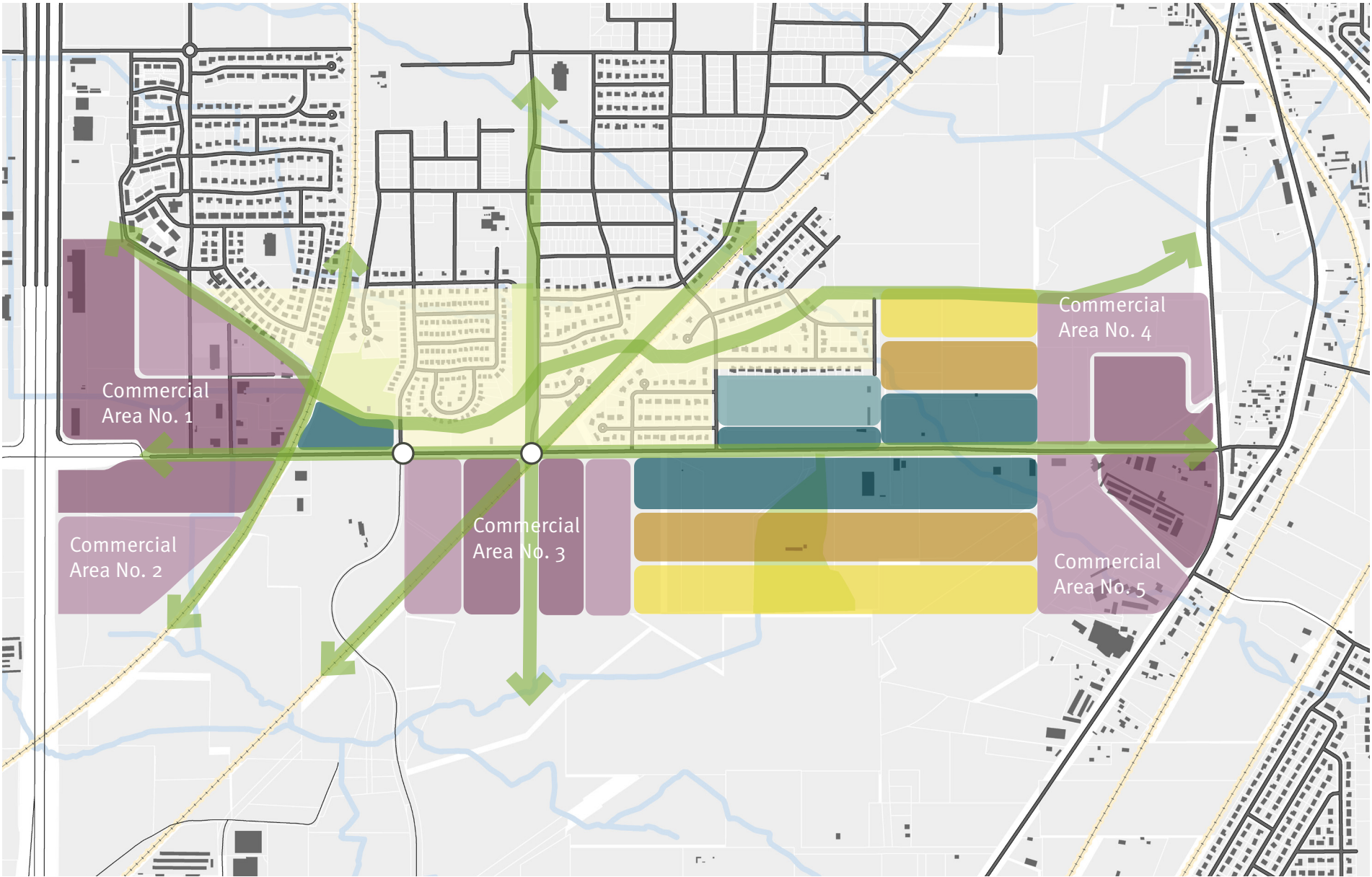
- Land-use and density
- Job retention and growth
- Tax or economic benefit calculation
- Infrastructure demand calculations

Broad  **Specific**

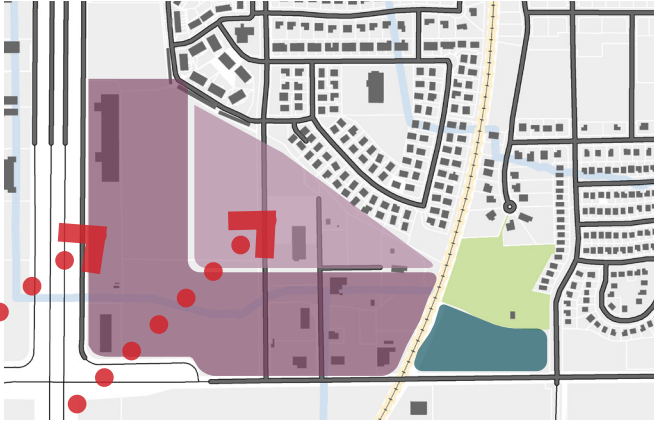
While these two plans are often completed together, each fulfills a specific purpose in the overall process.

Preferred Scenario Planning





Commercial Area No. 1 & 2



Commercial Area No. 1

Village Commercial

- 12,000 Sq Ft Retail Per Acre (Small Town Scale/Form)
- 2,000 Sq Ft Office Per Acre

Mid Intensity Activity Center (Big Box & Outdoor Mall Style Retail)

- 10,000 Sq Ft Retail Per Acre
- 1,500 Sq Ft Office Per Acre

Node Segment Calculations

20.98 Acres
209,800 Sq Ft of Retail
31,470 Sq Ft of Office

Node Segment Calculations

22.98 Acres

Node Segment Calculations

19.53 Acres
234,360 Sq Ft of Retail
39,060 Sq Ft of Office

Node Segment Calculations

31.78 Acres
317,000 Sq Ft of Retail
47,670 Sq Ft of Office

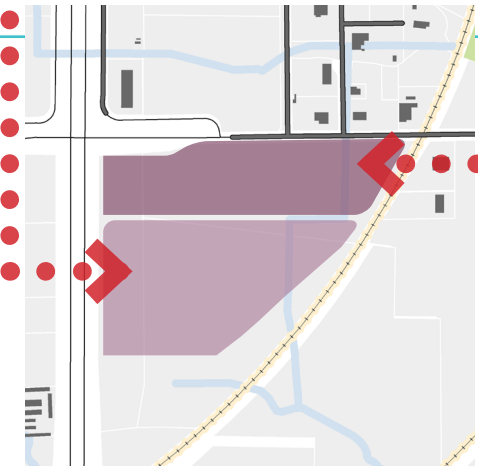
Commercial Area No. 2

Mid Intensity Activity Center (Big Box & Outdoor Mall Style Retail)

- 10,000 Sq Ft Retail Per Acre
- 1,500 Sq Ft Office Per Acre

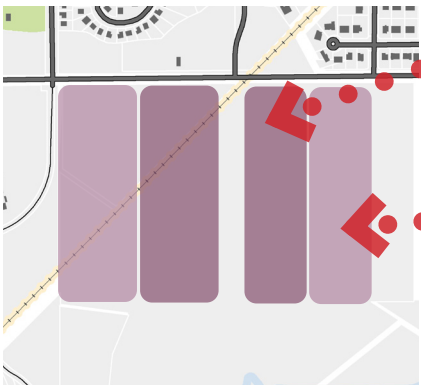
Big Box Retail

- RV Dealer - 33 total jobs calculated



Commercial Area No. 3 & 4

Commercial Area No. 3



Retail Strip/Big Box

- 17,500 Sq Ft Retail Per Acre
- 4 Out lots (total) at 6,500 Sq Ft Each

Node Segment Calculations

27.04 Acres
499,200 Sq Ft of Retail

Village Mixed-Use

- 8,500 Sq Ft Retail Per Acre
- 3,000 Sq Ft Office Per Acre
- 3,000 Sq Ft Medical Per Acre
- 12 Units Per Acre at 1,250 Sq Ft Each
 - 6 – 2 Bed / 2 Bath
 - 6 – 3 Bed / 2 Bath

Node Segment Calculations

27.99 Acres
237,915 Sq Ft of Retail
83,970 Sq Ft of Office
83,970 Sq Ft of Medical
419,850 Sq Ft Residential
209,925 of 2 Bed / 2 Bath
209,925 of 3 Bed / 2 Bath

Commercial Area No. 4

Node Segment Calculations

15.44 Acres
185,280 Sq Ft of Retail
38,500 Sq Ft of Office
123,520 of Residential
92,640 Sq Ft of 2 Bed / 2 Bath
30,880 Sq Ft of 3 bed / 2 Bath

Node Segment Calculations

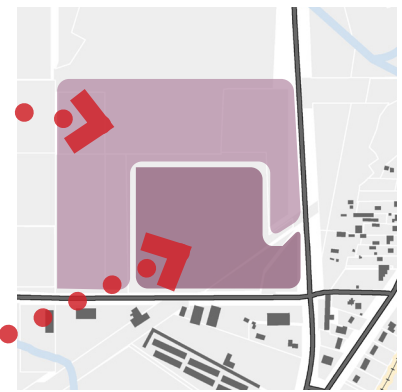
26.47 Acres
254,700 Sq Ft Retail
66,175 Sq Ft Office

Village Mixed-Use

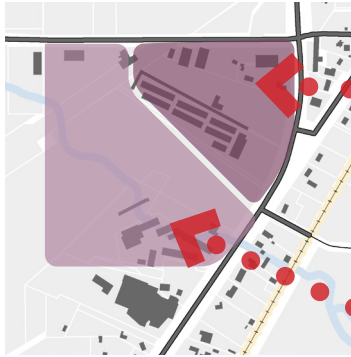
- 12,000 Sq Ft Retail Per Acre
- 2,500 Sq Ft Office Per Acre
- 8 Units Per Acre at 1,000 Sq Ft Each
 - 6 – 2 Bed / 2 Bath
 - 2 – 3 Bed / 2 Bath

Mid Intensity Activity Center (Big Box & Outdoor Mall Style Retail)

- 10,000 Sq Ft Retail Per Acre
- 2,500 Sq Ft Office Per Acre



Commercial Area No. 5



Commercial Area No. 2

Mid Intensity Activity Center
(Big Box & Outdoor Mall
Style Retail)

- 10,000 Sq Ft Retail Per Acre
- 2,500 Sq Ft Office Per Acre

Village Mixed-Use

- 12,000 Sq Ft Retail Per Acre
- 2,500 Sq Ft Office Per Acre
- 8 Units Per Acre at 1,000 Sq Ft Each
 - 6 – 2 Bed / 2 Bath
 - 2 – 3 Bed / 2 Bath

Node Segment Calculations

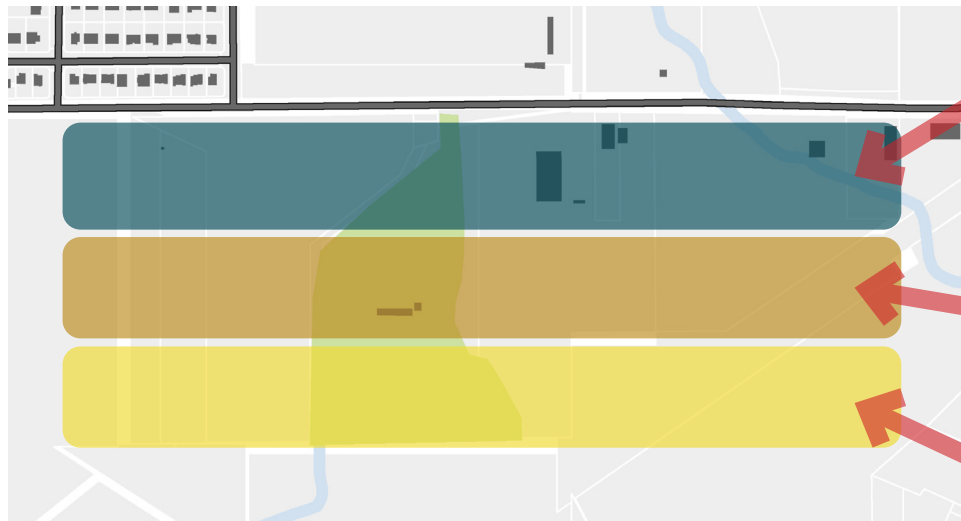
13.50 Acres
135,000 Sq Ft of Retail
33,750 Sq Ft of Office

Node Segment Calculations

25.34 Acres
304,080 Sq Ft of Retail
63,350 Sq Ft of Office
202,720 Sq Ft of Residential

- 152,040 Sq Ft of 2 bed / 2 bath
- 50,680 Sq Ft of 3 Bed / 2 Bath

Residential Areas (Typical)



Residential Tier 1

- Multifamily - Condo/Apartment Style Housing at 2-4 stories
Unit matrix per acre
 - 2 - studio apartments at 650 Sq Ft each
 - 4 1 bedroom apartments at 900 Sq Ft each
 - 4 2 bedroom apartments at 1,100 Sq Ft each

Residential Tier 2

- Single-family attached (row homes and townhouse style developments)
- 8 doors per acre at 1,650 Sq Ft Each

Residential Tier 3

- Small lot single family residential - 6 doors per acre at 2,250 Sq Ft each

The tiered approach will provide a gradual transition from multi-family along the corridor to single family detached within 1/4 mile of 1600 South
137.51 Acres of residential only area

Anticipated Economic & Infrastructure Impacts

Economic Impacts		
	Base (existing conditions)	Scenario
Jobs	508	5,491
Population	4,839	8,117
Households	1,278	3,289
Residential Sq Ft	2,300,000	4,910,000
Retail Sq Ft	35,000	2,680,000
Office Sq Ft	19,888	413,704

Water Consumption By Type			
	Base (existing conditions)	Preferred Scenario	Additional Waste Water Created
Total Water Usage	207,550,000	391,700,000	163,433,125
Residential Water Usage (Indoor & Outdoor)	158,560,000	236,830,000	98,815,080
Commercial Water Usage (Indoor & Outdoor)	48,990,000	154,870,000	64,618,045
Water Use Pre Capita	32,713	29,177	

Note:

- All calculations in gallons
- Assumed water entry back into waste water treatment plant is 85% of the total distribution

Housing By Type			
	Housing Units Per Category	Minimum Doors Per Acre	Maximum Doors Per Acre
Large Lot Detached Single-Family Dwelling Units	843	4	6
Small Lot Detached Single-Family Dwelling Units	341	6	9
Attached Single-Family Dwelling Units (Townhomes)	232	7	9
All Multifamily Dwelling Units	1,783	8	16

Energy Consumption By Type		
	Base (existing conditions)	Preferred Scenario
Residential Electrical Usage	17,4300,000	30,620,000
Commercial Electrical Usage	4,990,000	52,250,000
Residential Natural Gas Usage	1,010,000	1,973,000
Commercial Natural Gas Usage	101,000	1,090,000

Note:

- All electrical calculations in KWH
- All natural gas calculations in MCF
- Natural gas calculations assume energy efficient construction
- 300,000,000 annual KWH for the entire city per 2021

Walkability Score		
	Base (existing conditions)	Scenario
Parks within 10 minute walk	95.7%	96.5%
Access to retail within 10 minute walk	7.7%	79.0%

Consumed Land	
Vacant Land	145 Acres
Redevelopment	15 Acresw
Agriculture	166 Acres
Greenfields	31 acres

Jobs Created by Sector	
Retail	4,094
Office	1,088
Industrial	309

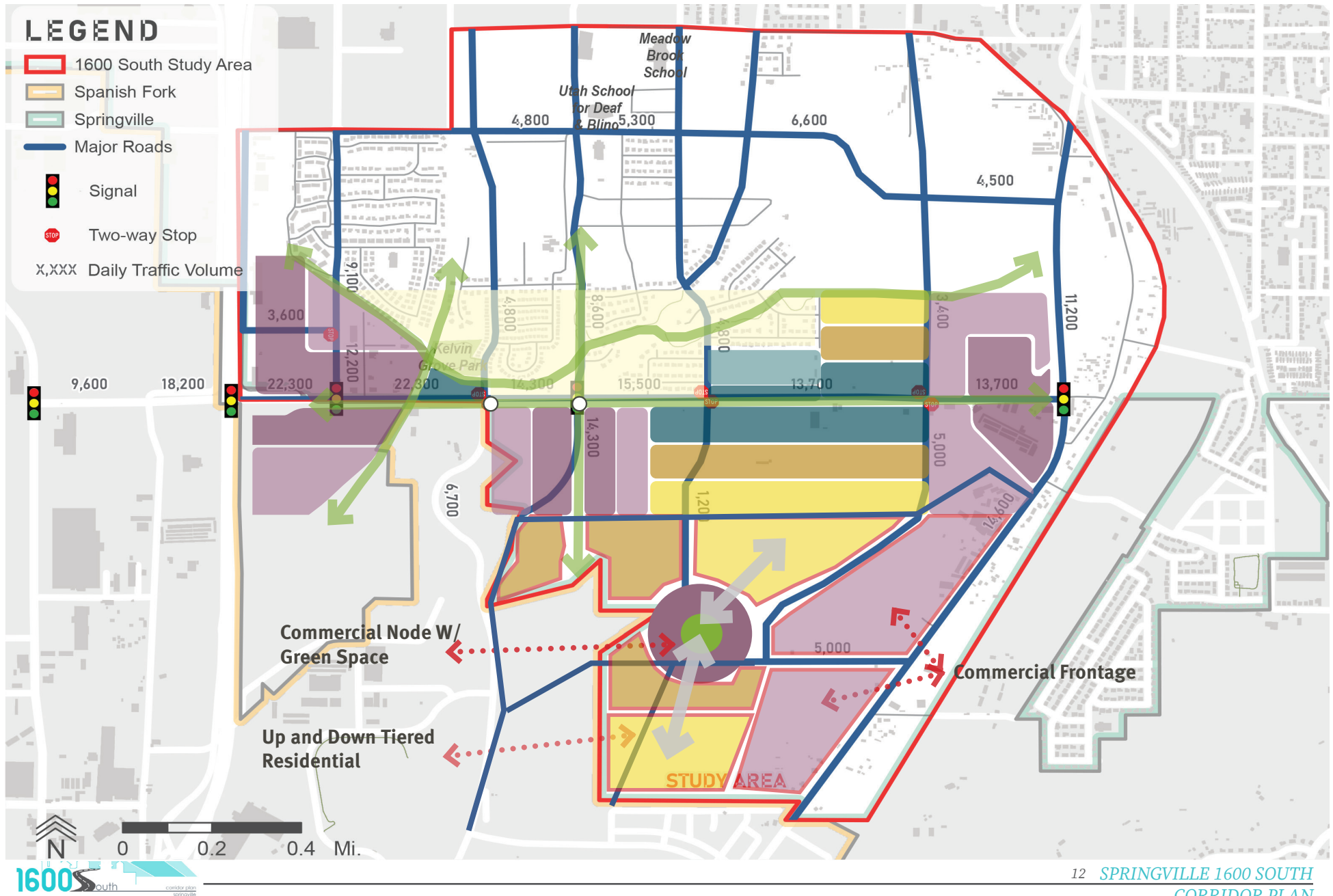
Tax Revenue or Generation Per Type (acreage based) - Residential Usage -			
residential	Residential Apartments	Townhomes	Residential - 8,000
Total	45.84	45.84	45.84
Revenue per acre	\$2,100.00	\$3,100.00	\$1,200.00
Total revenue	\$96,257.00	\$142,093.67	\$55,004.00
Total Revenue			\$293,354.67

Tax Revenue or Generation Per Type (acreage based) - Commercial Usage -				
Node	Big Box	Commercial Strip Mall	Office	Mixed Use
1	30	15.63	5.68	0
2	1.75	18.65	2.33	0
3	27.04	10.92	7.38	9.69
4	0	29.42	7.01	5.48
5	10.8	13.53	5.51	9
Sum	69.59	88.15	27.91	24.17
Tax Revenue Per Acre	\$35,000.00	\$10,500.00	\$2,100.00	\$13,500.00
Total Tax Revenue by Type	\$2,435,650.00	\$925,575.00	\$58,611.00	\$326,295.00
Total Revenue				\$3,746,131.00

Note:

- All tax revenue calculations based on figures provided by the City of Springville on a per acre basis

Larger Transportation & Land Use

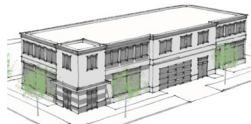


BUILDING USES & SCALE BY SUBDISTRICTS

						
	Core A	Core B	Civic A	Civic B	Edge A	Edge B
Scale	 3-5+ Stories	 1-5 Stories	 3-5+ Stories	 1-3 Stories	 2-5 Stories	 2-3 Stories
Placement Setbacks	• 10'-20' when <i>fronting State Street and Center Street</i> • 0'-10' when <i>fronting side streets</i>	• 10'-20' when <i>fronting State Street and Center Street</i> • 5'-10' when <i>fronting side streets</i>	• 15'-20' when <i>fronting State Street and Center Street</i> • 5'-15' when <i>fronting side streets</i>	• 10'-20' when <i>fronting State Street and Center Street</i> • 5'-10' when <i>fronting side streets</i>	• 10'-20' when <i>fronting State Street and Center Street</i> • 5'-15' when <i>fronting side streets</i>	• 10'-20' when <i>fronting State Street and Center Street</i> • 10'-15' when <i>fronting side streets</i>
Uses	• Ground floor office and retail • Upper story office and retail when <i>fronting state street</i> • Upper story office and residential when <i>fronting side streets</i>	• Ground floor office and retail • Upper story office when <i>fronting state street</i> • Upper story office, retail, or residential when <i>fronting side streets</i>	• All levels: City related/ Civic uses, office • Ground floor supporting retail	• All levels: City related/ Civic uses, office, retail • Upper stories residential	• Some ground floor supporting retail, office • Lower and upper stories: residential	• Residential only



ALLOWED BUILDING TYPES & SCALE BY SUBDISTRICTS

	Storefront Building Scale: 3-5* stories *5+ Potential on State Street	Core A	Core B	Civic A	Civic B	Edge A	
	General Stoop Building Scale: 3 - 5 stories	Core A	Core B	Civic A	Civic B	Edge A	
	Mid Scale Shop Scale: 1-3 stories		Core B	Civic A	Civic B		
	Terrace Building Scale: 2 - 5 stories		Core B	Civic A	Civic B	Edge A	Edge B
	Civic Building Scale: 3 - 5 stories			Civic A	Civic B		