



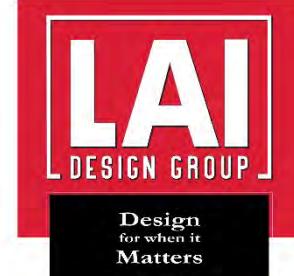
HIGHLANDS

CONCEPTUAL MASTER PLAN & ANNEXATION

DATE: Tuesday December 1, 2020 (City Council)



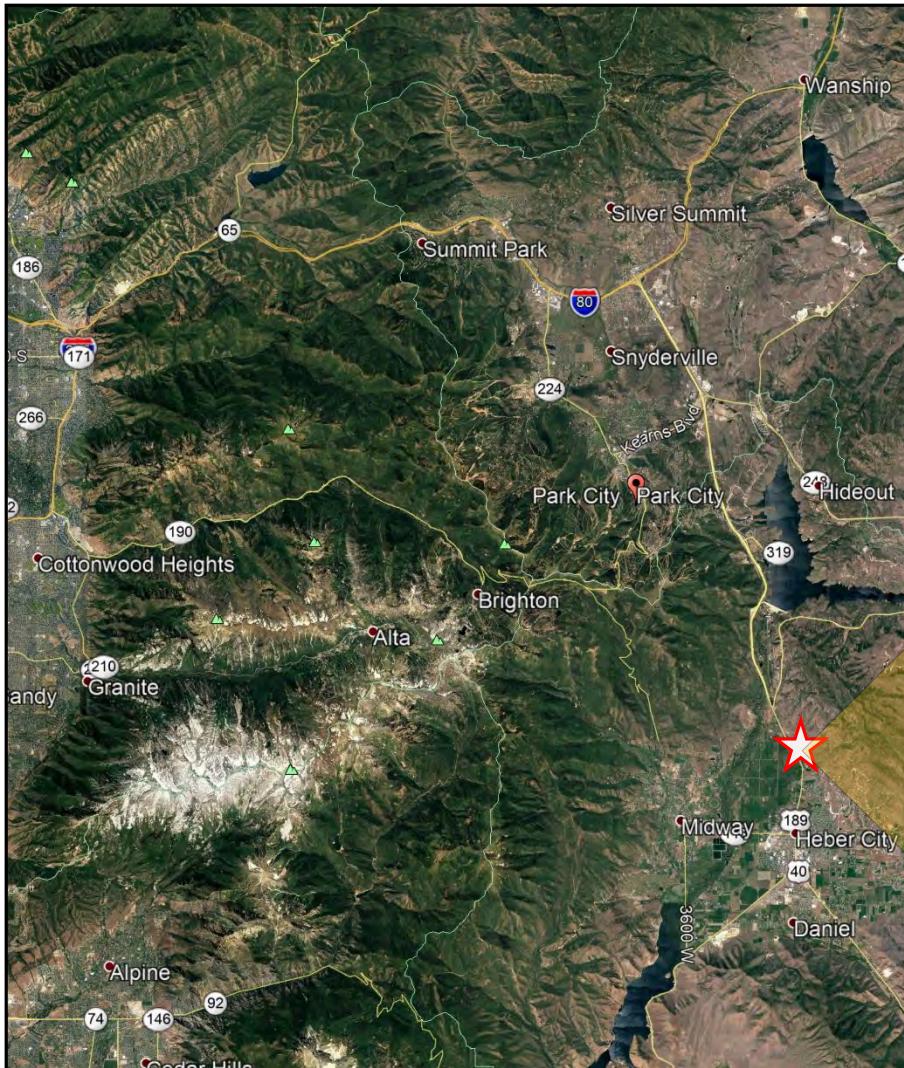
Highlands
HEBER CITY • UTAH



HIGHLANDS

Conceptual Master Plan & Annexation

INTRO & VICINITY MAP



- Highlands, a new development in Heber City, Utah, overlooks the North Fields with spectacular views of Mt. Timpanogos and the Wasatch Back.
- Adjacent to the Utah Valley University Campus
 - 15 minutes of Park City,
 - 45 minutes from Salt Lake City International Airport
 - 35 minutes from Provo.
- Highlands is a mixed-use master planned community that include a variety of housing types, and a main street town center that connects to Utah Valley University.



- Property Acreage: +/- 142.88 acres

Note: All graphics rotated 90° to the west

HIGHLANDS

Conceptual Master Plan & Annexation SITE ANALYSIS

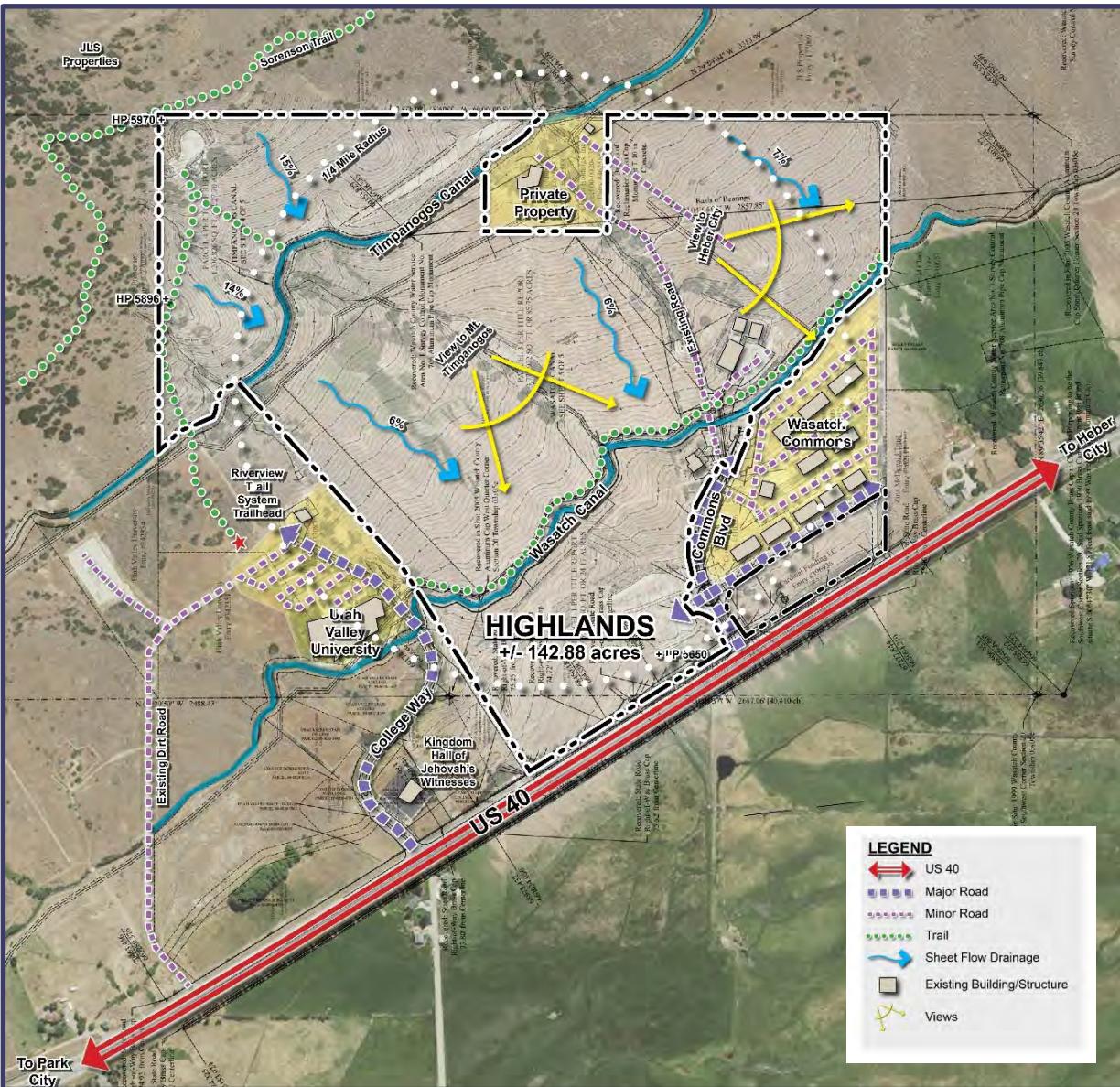
2 major canals separate the site

- Wasatch on the west side
- Timpanogos on the east side

Utah Valley University lies to the north with one point of access

Wasatch commons lies to the south with 3 points of access

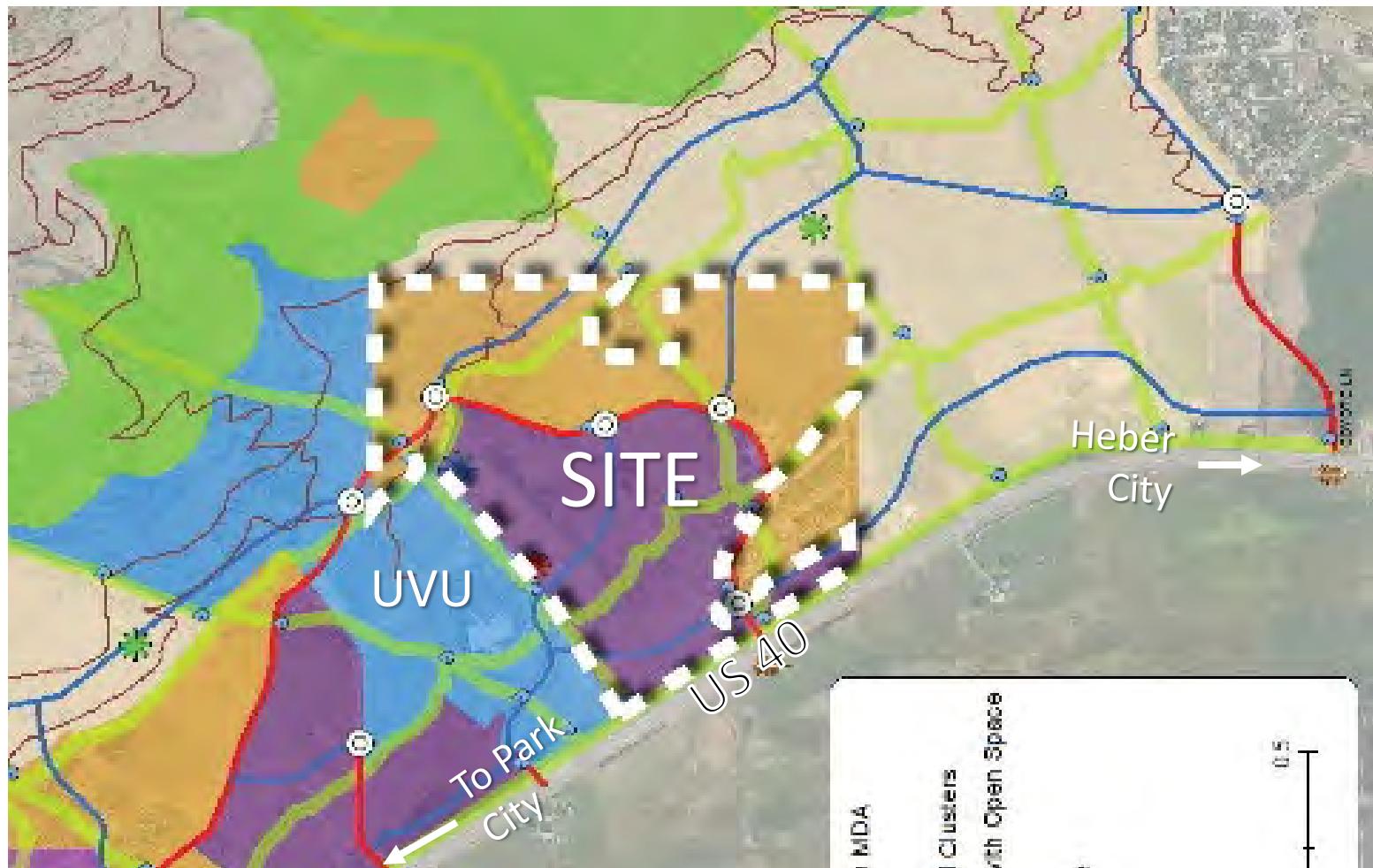
A piece of private property lies on the east side of the site with one point of access



HIGHLANDS

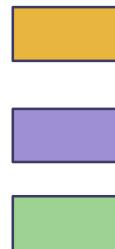
Conceptual Master Plan & Annexation
NORTH VILLAGE REGULATING MAP

- 40%- Neighborhoods w/ Open Space (NOS)
 - 6-20 du/ac
- 60%- University Village (UV)
 - 14-30 du/ac
- Civic – Utah Valley University



HIGHLANDS

Conceptual Master Plan & Annexation LAND USE PLAN



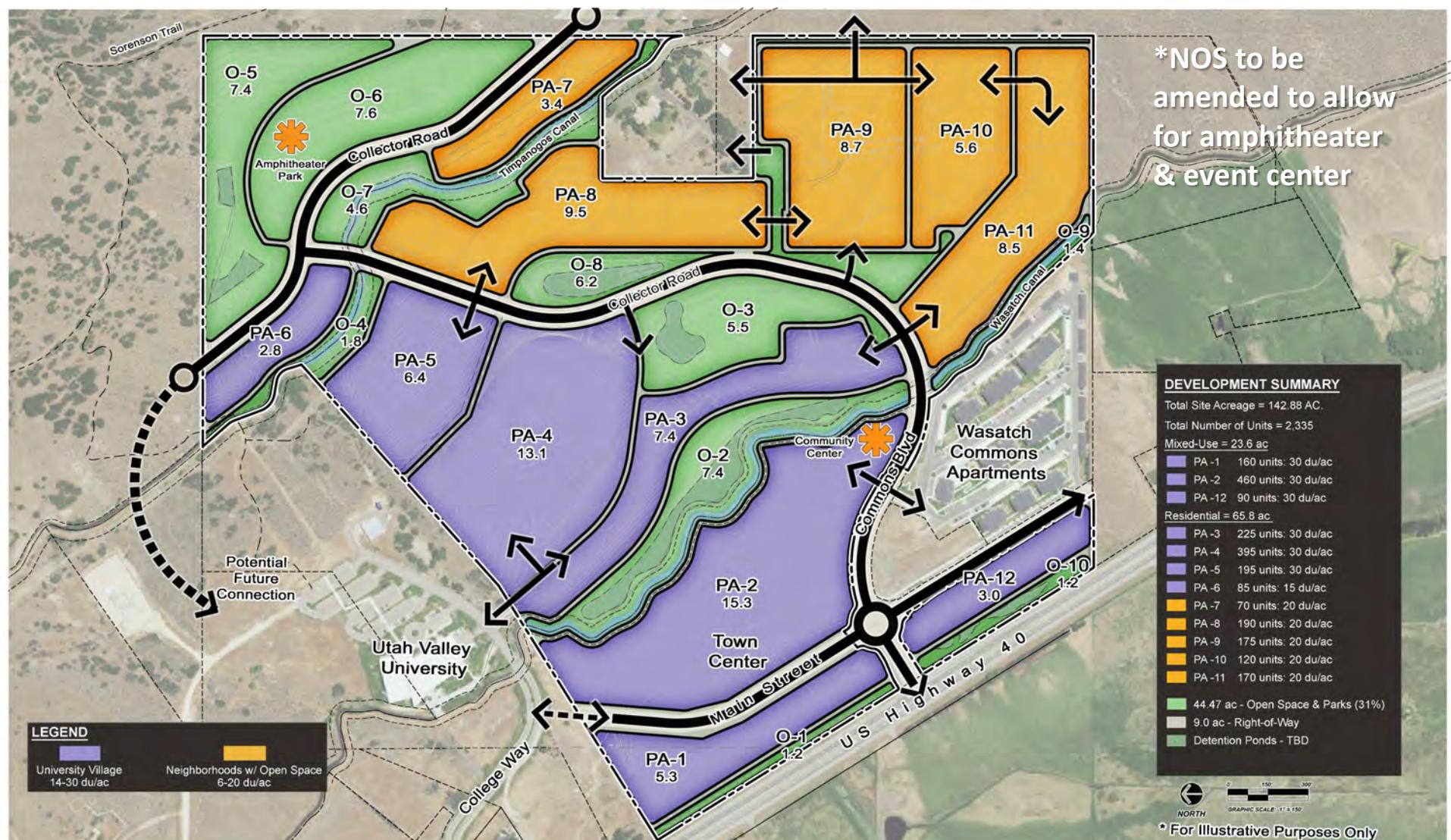
40%- Neighborhoods w/ Open Space (NOS)

- 6-20 du/ac

60%- University Village (UV)

- 14-30 du/ac

Open Space



Note: For illustrative purposes only. Final design is subject to change.

Prototypical Residential Dwellings

HIGHLANDS

Conceptual Master Plan & Annexation

VISION BOARDS



Duplex – 35'x80' Lot – Mountain Lodge



Alley Townhomes – Craftsman



Alley Townhomes – Farmhouse



35'x100' Lot – Farmhouse/Craftsman



40'x100' Lot - Farmhouse



50'x100' Lot - Craftsman

HIGHLANDS

Conceptual Master Plan & Annexation

VISION BOARDS

Multi-Family Dwellings



12Plex – Mountain Modern



48 Plex - Craftsman



88 Plex – Mountain Modern

HIGHLANDS

Conceptual Master Plan & Annexation

MOUNTAIN MODERN



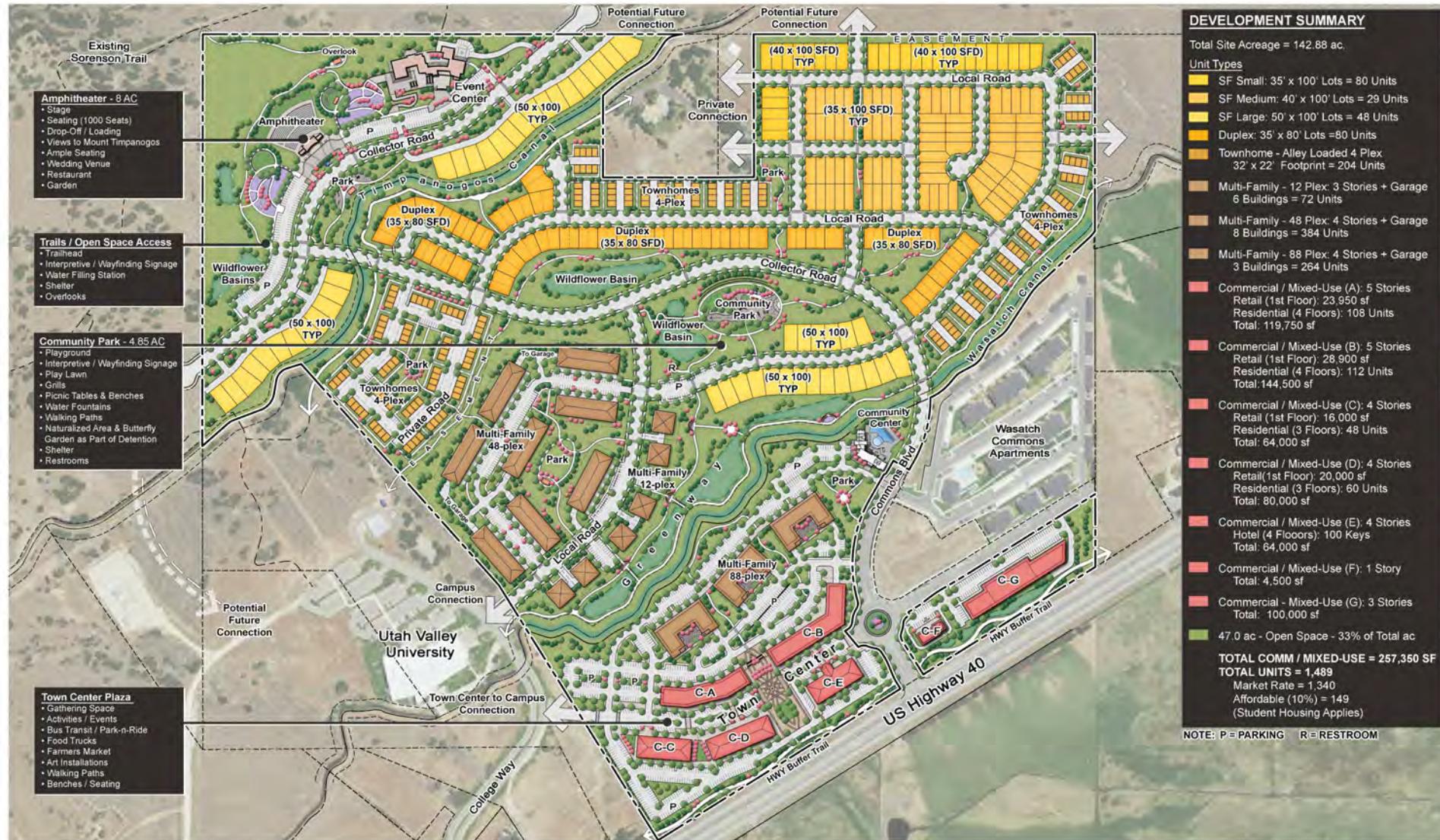
HIGHLANDS

Conceptual Master Plan & Annexation

ILLUSTRATIVE MASTER PLAN

Residential Unit Type	Quantity	Percentage
Single Family	441	29.6%
Multi-Family	720	48.4%
Town Center Commercial / Mixed-use / Multi-Family	328	22.0%
TOTAL UNITS	1489	100.0%
Market Rate	1,340	
Affordable (10% including student housig)	149	

<u>Commercial</u>	<u>Commercial</u>	<u>Total</u>
<u>Building</u>	<u>Stories</u>	<u>Commercial SF</u>
C-A	1	23,950
C-B	1	28,900
C-C	1	16,000
C-D	1	20,000
C-E	4	64,000
C-F	1	4,500
C-G	3	100,000
	Total	257,350



Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation DENSITY CALCULATIONS

Highlands Development Summary

12/1/2020

SINGLE FAMILY		Quantity
Unit Type/Building		
Single Family Small: 35' x 100' Lots		80
Single Family Medium: 40' x 100' Lots		29
Single Family Large: 50' x 100' Lots		48
Duplex: 35' x 80' Lots		80
Townhome - Alley Loaded 4 plex		204
TOTAL SINGLE FAMILY	441	

MULTI FAMILY		Stories	Quantity	Total Units
Unit Type/Building				
Multi-Family - 12 plex	3 + Garage	6	72	
Multi-Family - 48 plex	4 + Garage	8	384	
Multi-Family - 88 plex	4 + Garage	3	264	
TOTAL MULTI-FAMILY		720		

Town Center Commercial / Mixed-use / Multi-Family		Res. Stories	Residential Units	Residential SF	Commercial Stories	Total Commercial SF	Total SF
Unit Type/Building							
C-A	4	108	95,800	1	23,950	119,750	
C-B	4	112	115,600	1	28,900	144,500	
C-C (Student Housing)	3	48	48,000	1	16,000	64,000	
C-D (Student Housing)	3	60	60,000	1	20,000	80,000	
C-E (Hotel - 100 Keys)	0	-		4	64,000	64,000	
C-F (In-line Retail w/ Drive-thru)	0	-		1	4,500	4,500	
C-G (Storage Units)	0	-		3	100,000	100,000	
		328	319,400		Total	257,350	576,750

Residential Unit Type	Quantity	Percentage
Single Family	441	29.6%
Multi-Family	720	48.4%
Town Center Commercial / Mixed-use / Multi-Family	328	22.0%
TOTAL UNITS	1489	100.0%
Market Rate	1,340	
Affordable (10% including student housig)	149	

Highlands Density ERU's

12/1/2020

	Quantity	ERUs	TOTAL
Studio (Student Housing)	234	0.25	58.5
1 bd (Condo, Flats)	290	0.33	95.7
2 bd apartment (Duplex, Townhome, Condo, Flat)	524	0.5	262
Single Family Attached and/or 3 bd (Duplex & Townhome, Condo, Flat)	284	0.75	213
Single Family Detached	157	1	157
		Total ERU:	786.2
		Total Acres:	142.88
		TOTAL ERU/AC SHOWN:	5.5

Highlands Multi-Family Density Chart

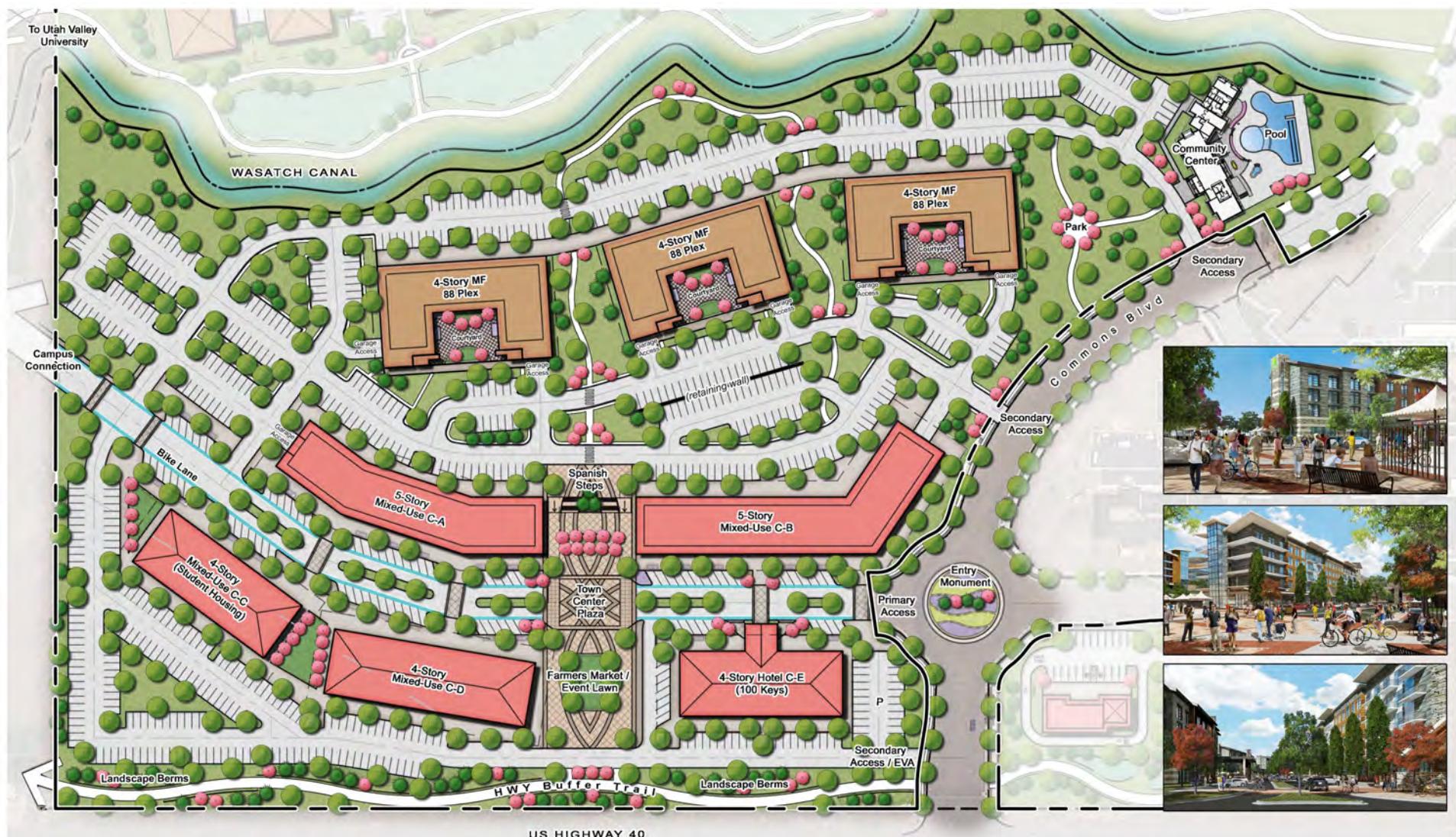
		BUILDING TYPE							
UNIT TYPE	Studio	MF-12 Plex	MF-48 Plex	MF-88 Plex	C-A	C-B	C-C	C-D	TOTAL
		-	-	42	32	52	48	60	234
1 - Bd	-	40	174	44	32	-	-	-	290
2 - Bd	72	344	48	32	28	-	-	-	524
3 - Bd	-	-	-	-	-	-	-	-	0
TOTAL	72	384	264	108	112	48	60	1048	

*Colors correspond to Development Summary in Master Plan

HIGHLANDS

Conceptual Master Plan & Annexation

TOWN CENTER PLAN



Note: For illustrative purposes only. Final design is subject to change.

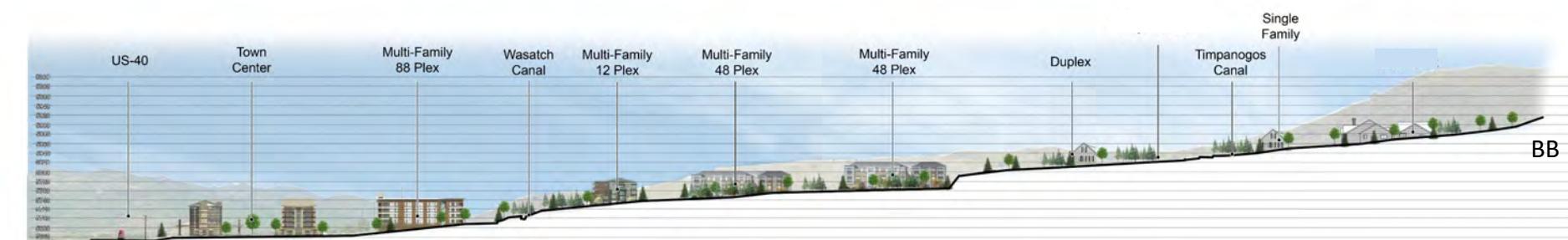
HIGHLANDS

Conceptual Master Plan & Annexation SECTIONS



A

Town Center Section



B

Site Context Section

Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation
TC ARCHITECTURAL ELEVATIONS



Mixed-use Building Side (Faces Plaza)



Mixed-Use Building Side (Faces South Towards Common)



Mixed-use Building Front (Faces West Towards Main Street)

Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation
3D RENDERINGS

Town Center



Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation
3D RENDERINGS

Main Street



HIGHLANDS

Conceptual Master Plan & Annexation
3D RENDERINGS

Town Center Plaza



Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation
3D RENDERINGS

Town Center Plaza



Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation
3D RENDERINGS

Town Center Plaza



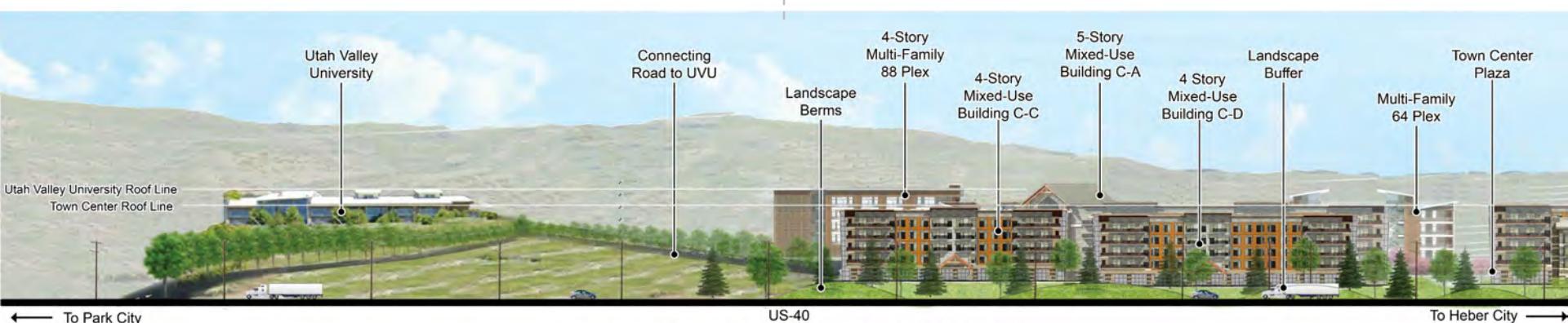
HIGHLANDS

Conceptual Master Plan & Annexation

HWY 40 ELEVATION



Highlands Site Elevation



Highlands Site Elevation - North Enlargement



Highlands Site Elevation - South Enlargement

Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation PARKS & CIRCULATION

- Trail connectivity throughout site
- Connections to existing offsite trails
- Hard and soft trails, as well as variety of sizes and functions
- Overlooks to Mt. Timpanogos
- Over 12 total miles of pedestrian circulation (approx. 5 miles of trails)

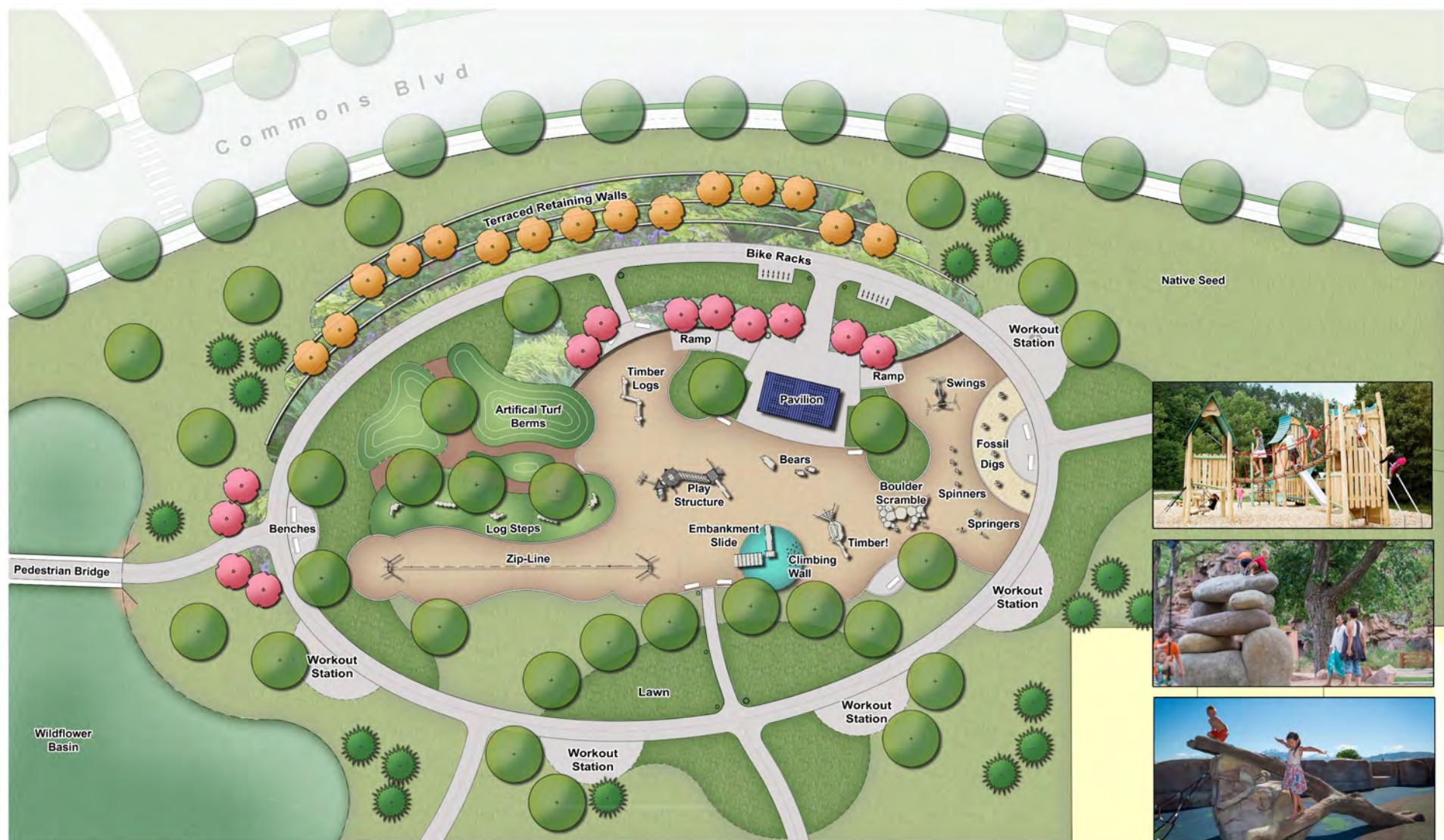


Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation COMMUNITY PARK

- Wildflower basins to act as detention ponds
- Wayfinding & Interpretive Signage
- View to Mt. Timpanogos
- Restrooms
- Variety of play features for all ages
- Green & Sustainable Practices
- Lawn spaces for events and gatherings
- Picnic, grills, water fountains and shelters
- Workout stations
- Terraced retaining walls w/ plantings



Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation AMPHITHEATER PARK

- Stage
- Terraced Seating (~1000 Seats)
- Great Lawn
- Drop-off / Loading
- Views to Mt. Timpanogos
- Parking (210 spaces)
- Bathrooms
- Event Center
- Wedding Lawn
- Botanical & Demonstration Gardens



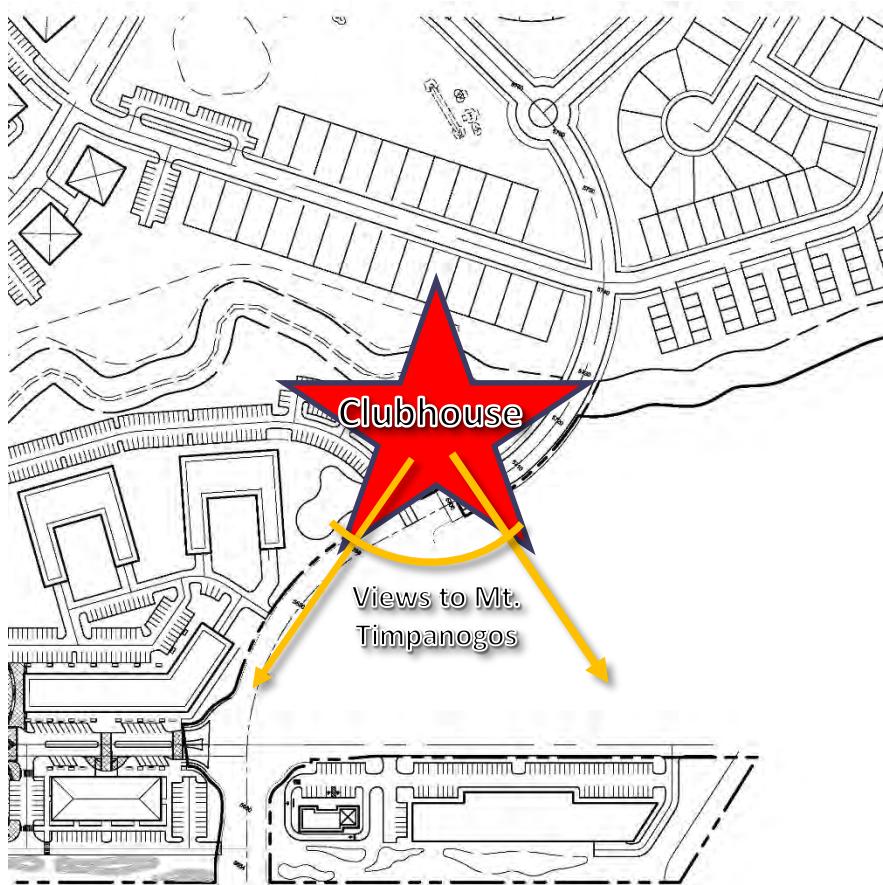
Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation

CLUBHOUSE PLAN

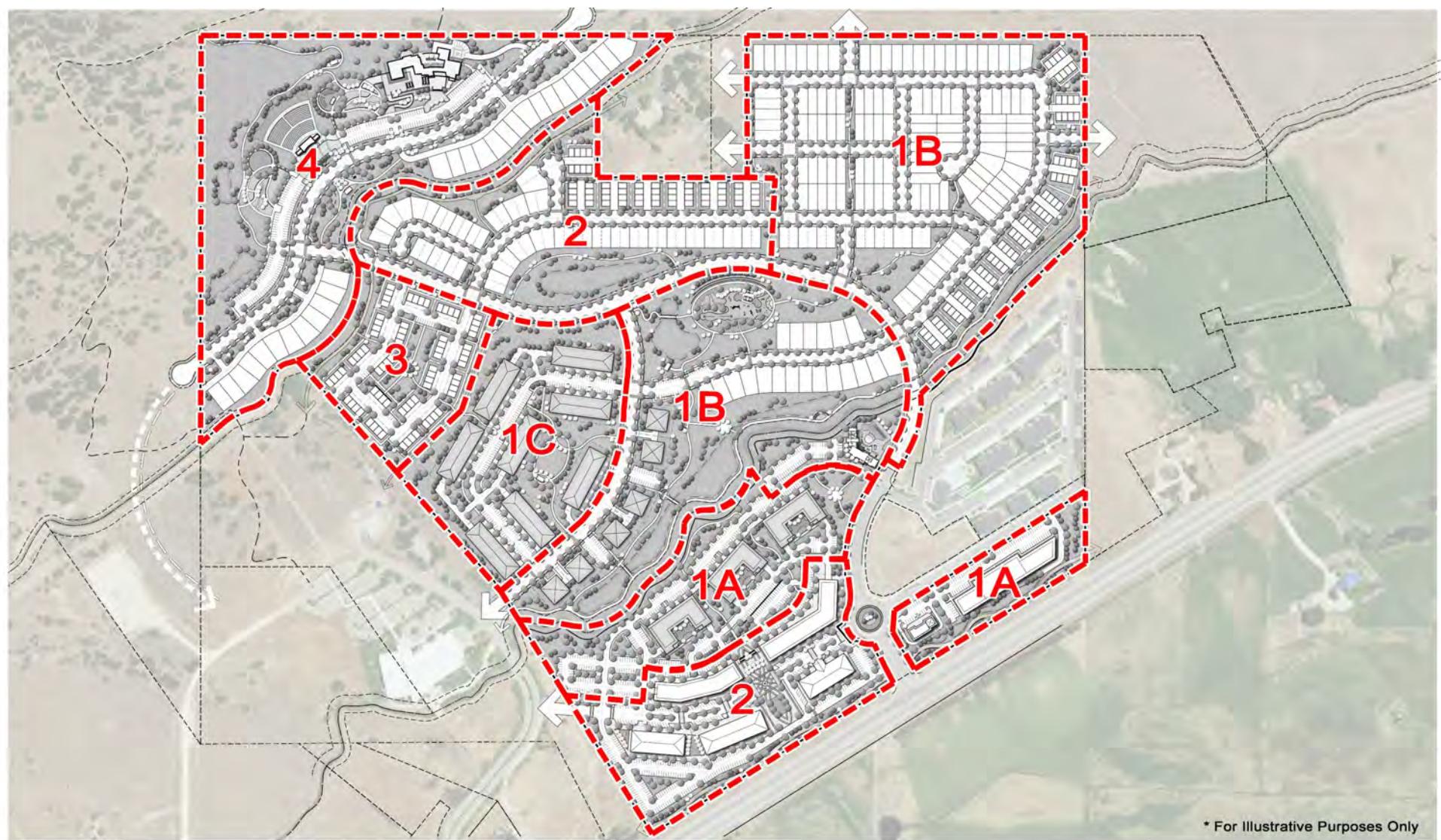
- Suitable for all ages
- Pool
- Fitness Center
- Snack Bar
- Views to Mt. Timpanogos
- Restrooms
- Parking (~60 spaces)
- Easily assessible



Note: For illustrative purposes only. Final design is subject to change.

HIGHLANDS

Conceptual Master Plan & Annexation
PHASING



* For Illustrative Purposes Only

HIGHLANDS

Conceptual Master Plan & Annexation

TRANSIT PLAN

Note: For illustrative purposes only. Final design is subject to change.

Utah Valley University

Town Center

Site

Clubhouse

US 40

Heber City

To Park
City



A wide-angle aerial photograph of a mountainous landscape. In the foreground, there's a mix of green fields, some small buildings, and a winding blue river or lake. The middle ground shows more green hills and fields. The background features two large, rugged mountain ranges with extensive snow-capped peaks under a clear blue sky.

THANK YOU



Design
for when it
Matters

88 Inverness Circle East Building J, Suite 101 - Englewood, CO 80012

T: 303.734.1777

E: info@LAIdesigngroup.com

Architecture

■ Planning & Entitlements

■ Visual Media

■ Landscape Architecture

■ Real Estate Advisory

HIGHLANDS

Conceptual Master Plan & Annexation
4 & 5 STORY BUILDINGS

