Scenario 3: Neighborhood Infill

Rather than focusing anticipated growth into a mixed-use village at the station area itself, this scenario focuses on residential infill, spreading new housing across undeveloped places in study area, adding detached accessory dwelling units into existing residential neighborhoods, and locating some student housing on campus. Additional green spaces and parks are created through the development process by clustering homes onto a smaller portion of an overall development parcel. Commercial along Geneva Road provides retail options.

The station area features townhomes and 3 story stacked homes with surface parking. Most of UTA land near the station remains a surface parking lot. Additional parking is provided in a large lot between the rail line and the freeway, accessible by way of the pedestrian bridge and 800 South. East of I-15, UVU absorbs some student housing on the north end of campus, among its planned institutional uses—creating a small hub of university housing and residential life.

Residential Infill

Anticipated housing growth is dispersed across the study area. Auto-oriented commercial along Geneva Road adds more access to shopping and services.

Townhomes/Stacked Housing
• 2-3 story townhomes or stacked homes with surface parking

UVU Student Housing
• 3 story stacked housing on UVU campus

Streets
• Streets feature sidewalks and on-street parking

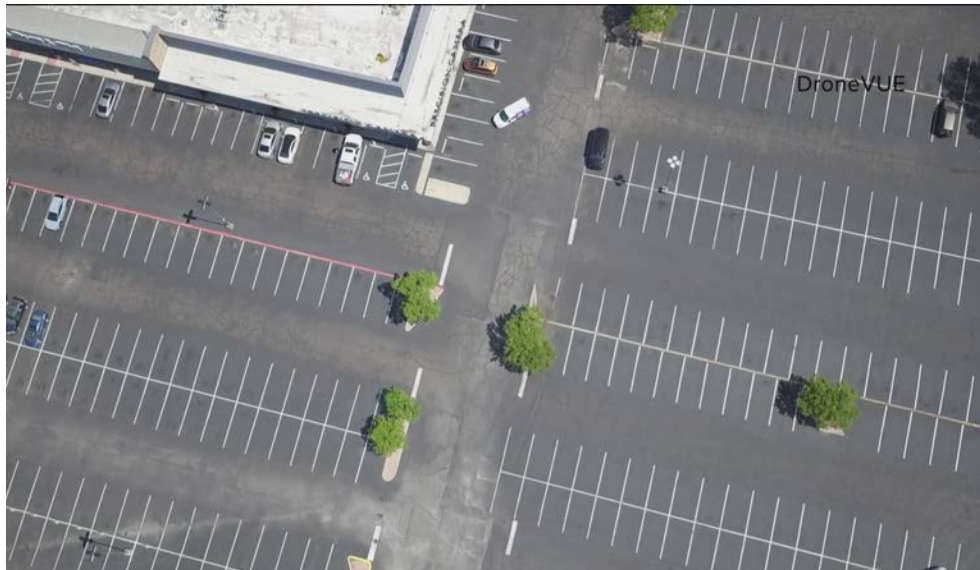**UTA Surface Parking**
• Surface parking lot near train station

Single Family Attached with Surface Parking

Street with Sidewalk, Surface Parking Lot, Trail with Green Buffer

Single Family

Existing Single Family Adds Detached Accessory Dwellings
• Detached accessory dwelling units encouraged

Clustered Townhomes
• Dwellings clustered to provide a neighborhood open park

Townhomes/Stacked Housing
• 2-3 story attached townhomes with surface parking

Commercial

Retail | Commercial
Uses may include a grocery store, gas, fast/fast casual food

Parking

Surface Parking
• Publicly funded parking between the freeway and the train, accessible via 800 S and the pedestrian bridge

Existing

Existing Developed Land without Change
• No change / UVU master plan

Illustration: Neighborhood Infill

Land Use Plan: Neighborhood Infill