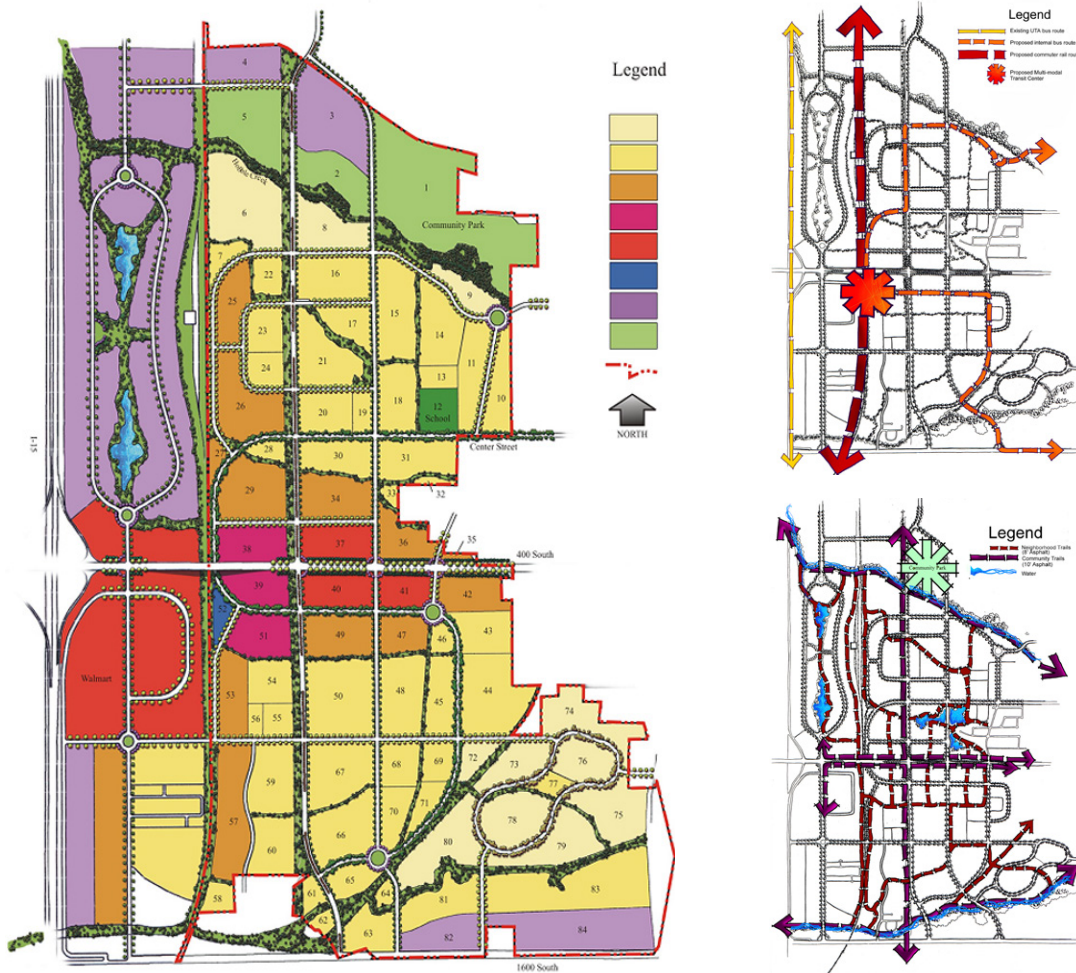


Land Planning | **SPRINGVILLE WESTFIELDS
ANNEXATION**



Springville, Utah
1600 Acres
Client. Springville City
Scope. Community
Master Plan
Completion. February
2002

MGB+A and The Planning Center prepared a master plan for a 1600 acre parcel located between Interstate 15 and Springville City called the Westfields Master Plan. This parcel is somewhat challenged because of railroad tracks, power corridors, groundwater and limited vehicular access impacting the site. The MGB+A/Planning Center Team worked with municipalities and others to understand the project impacts and development implications. Once we understood the constraints, we involved the land owners, the community, and civic leaders to assist in creating a master plan. This master plan creatively integrates high end development into the existing constraints of the site creating opportunities that didn't exist previously. Open space is preserved, traffic circulation is not impeded, ground water is an amenity and owner's wishes creatively integrated into a master plan to guide development into the future.