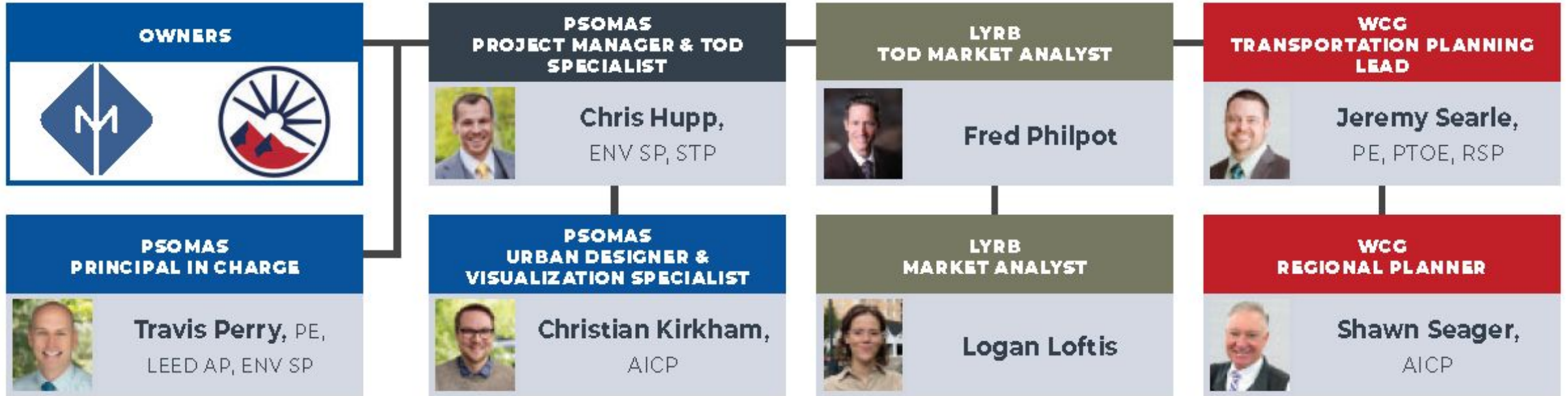


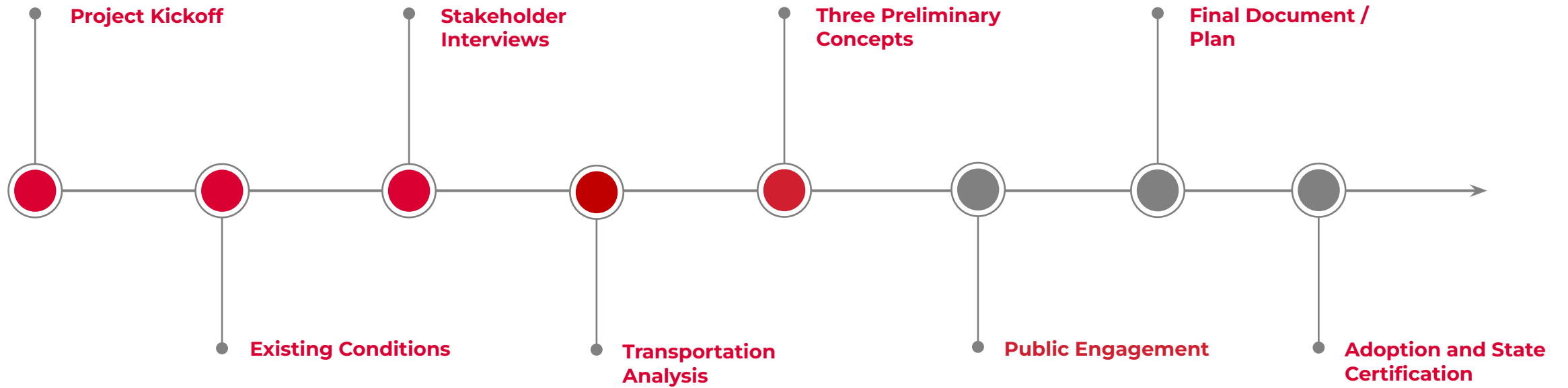
American Fork Station Area Plan



Project Team



Project Timeline



Existing Conditions

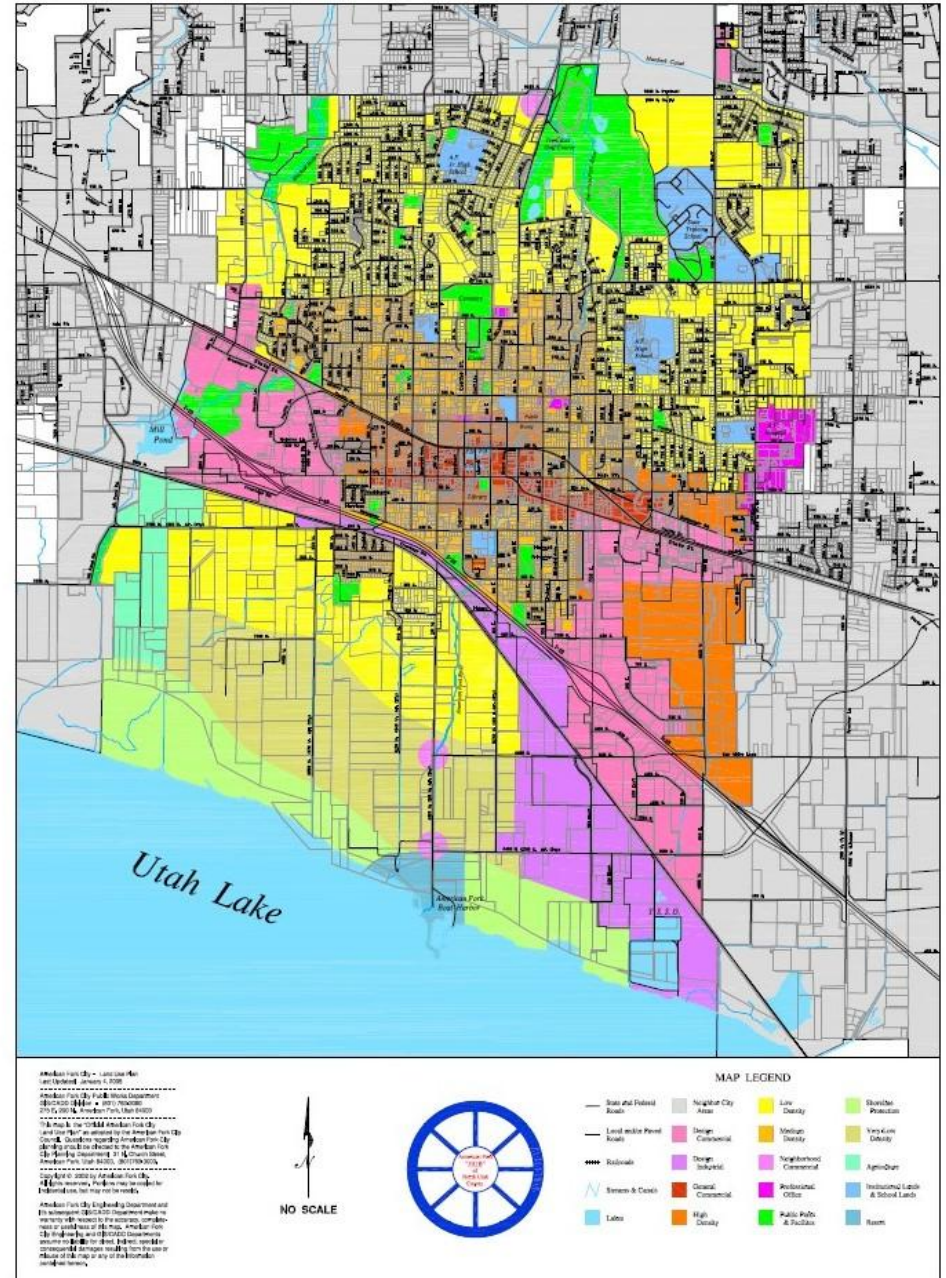
Previously completed plans and studies considered during the existing conditions process:

- AF General Plan Land Use Element (2005)
- AF Bike and Pedestrian Master Plan (2013)
- AF Parks and Open Space Plan (2015)
- American Fork Station Area Plan (2014)
- Patriot Station Area Plan (2020)
- MAG Regional Transportation Plan (2023)

Additional areas of existing conditions study and analysis:

- Zoning designations
- General plan land use designations
- Approved developments not yet built
- Current / future economic conditions
- UTA service, current and future
- Transportation infrastructure, both roads and multi-modal facilities
- Open space and natural areas, particularly wetlands and floodplains

AMERICAN FORK CITY - LAND USE PLAN

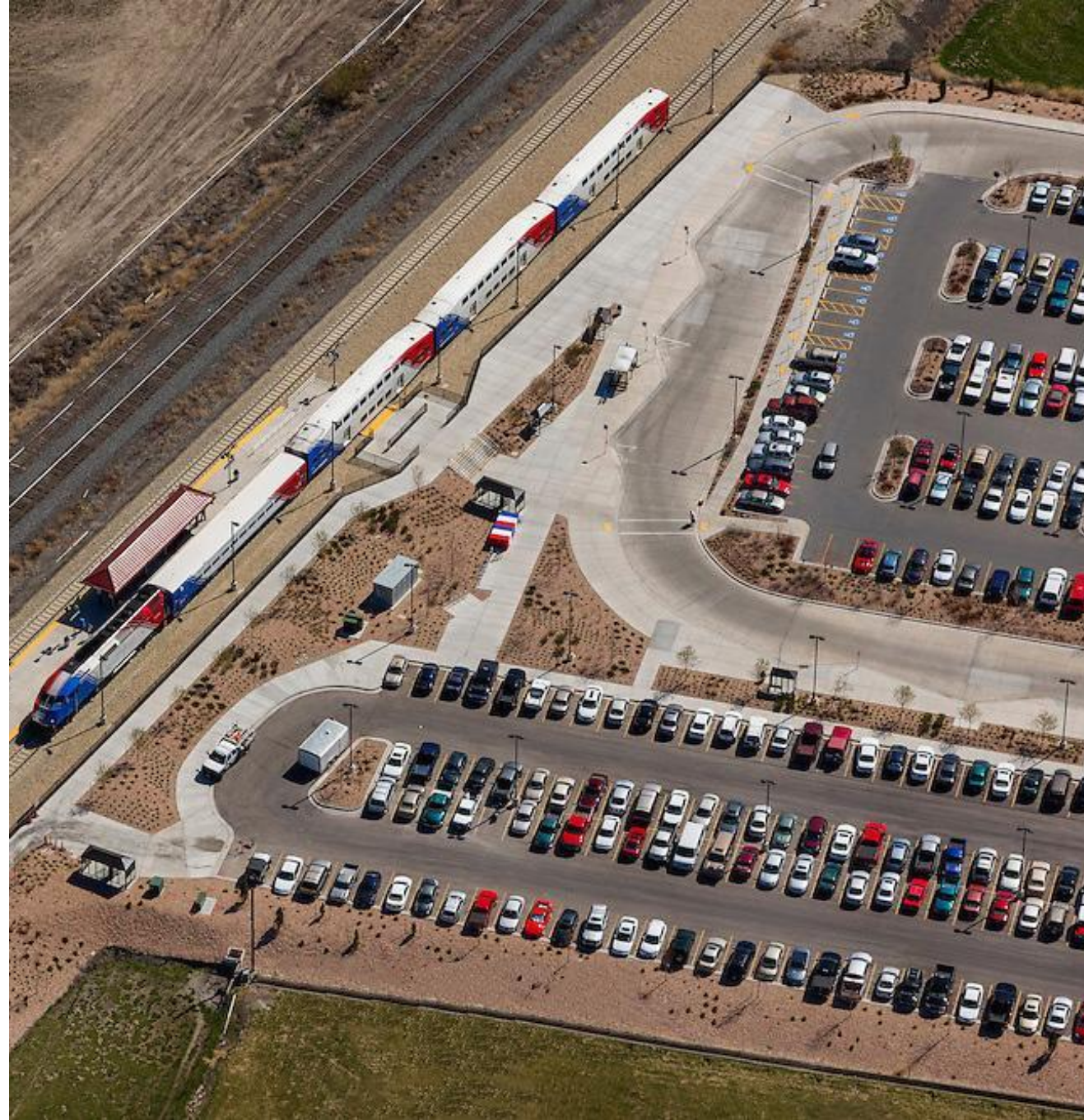


Stakeholder Interviews

During the kickoff and existing conditions phases key individuals and organizations representing diverse interests relating to American Fork Station were identified as stakeholders

Stakeholders were asked to share ideas and feedback about:

- Overall vision for the Station Area
- Land use and community character
- Economic growth / development
- Transportation networks
- Open space and recreation
- Site opportunities and constraints
- Places of interest and areas to preserve
- How the Station Area would work in tandem with other parts of the city (i.e., Downtown)



Stakeholder Interviews

Key ideas expressed by multiple stakeholders included:

- Creating a mix of land uses, including residential, retail, commercial and open space
- Providing multi-modal transportation options (walking, biking, transit, etc.)
- Basic everyday needs (grocery shopping, dining) can be accomplished within the community
- Providing accessible parks and open space within walking and biking distance
- Stepping down intensity from the core outward, buffering existing neighborhoods and land uses

These key ideas and others expressed by stakeholders were incorporated during the creation of the three preliminary concepts

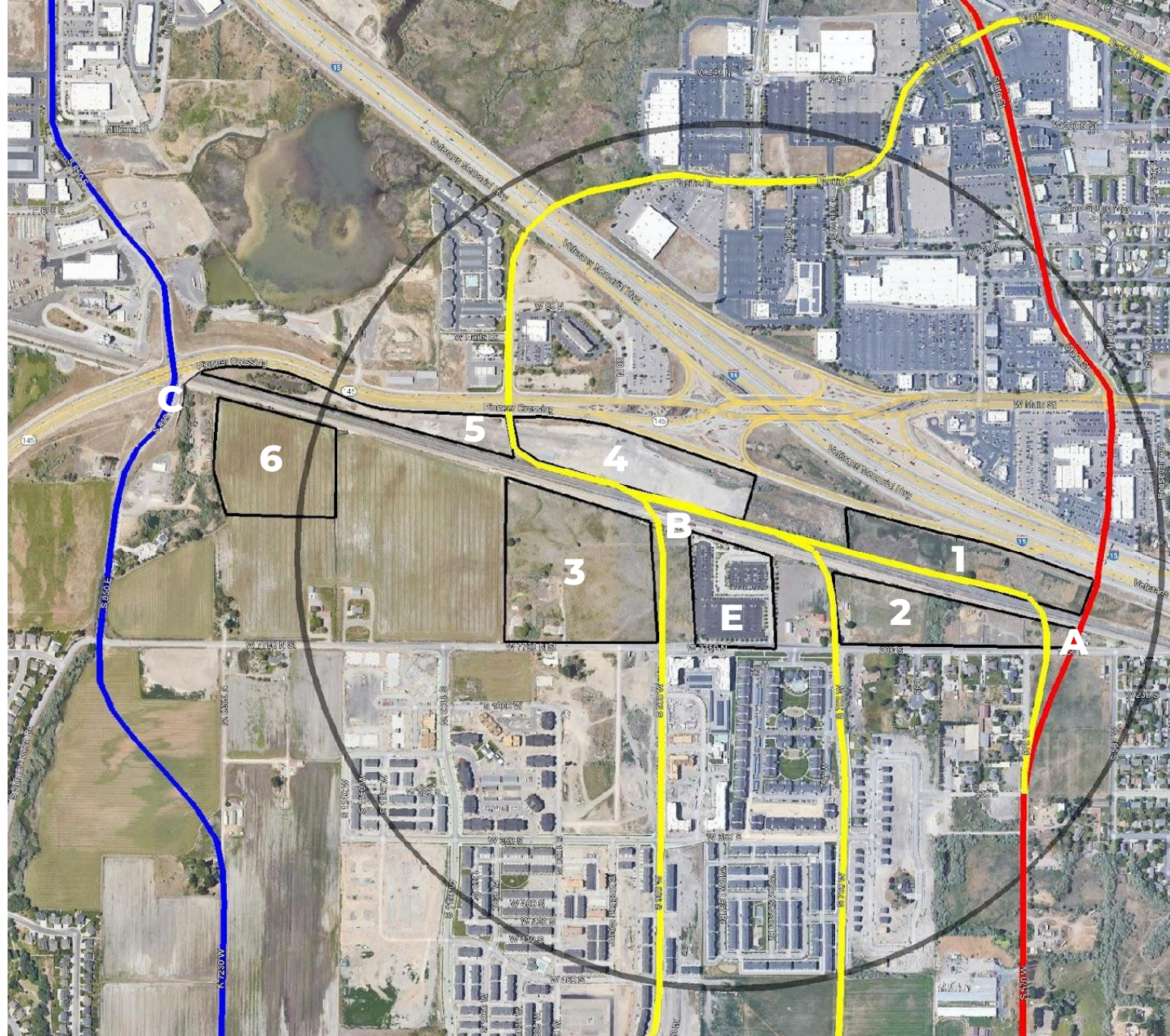


Preliminary Concepts

Using the information gathered on existing conditions around American Fork Station and feedback and ideas from the stakeholder interviews the project team is creating three preliminary concepts for the area within a ½ mile radius of the station

These concepts are in the process of being created and will contain the following elements

- Land Use Map
- Road Network
- Multi-Use Trail Network
- Open Space & Recreation Areas
- Potential Relocation Areas



Next Steps

- Public engagement events held during Steel Days will give members of the general public an opportunity to comment on each of the three concepts
- Following these events, a single preferred concept will be selected from three alternatives and will be further refined to best reflect the collective vision for the Station Area
- This preferred concept will be incorporated into a comprehensive document with standards designed to encourage development appropriate to the goals and vision of the community
- The preferred concept and document will be reviewed by and approved by the city council and the state



THANK YOU, QUESTIONS?

