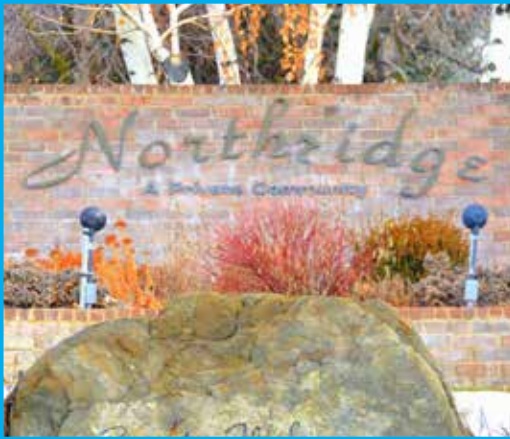


NORTHRIDGE, HEATHERIDGE, & WINDSOR



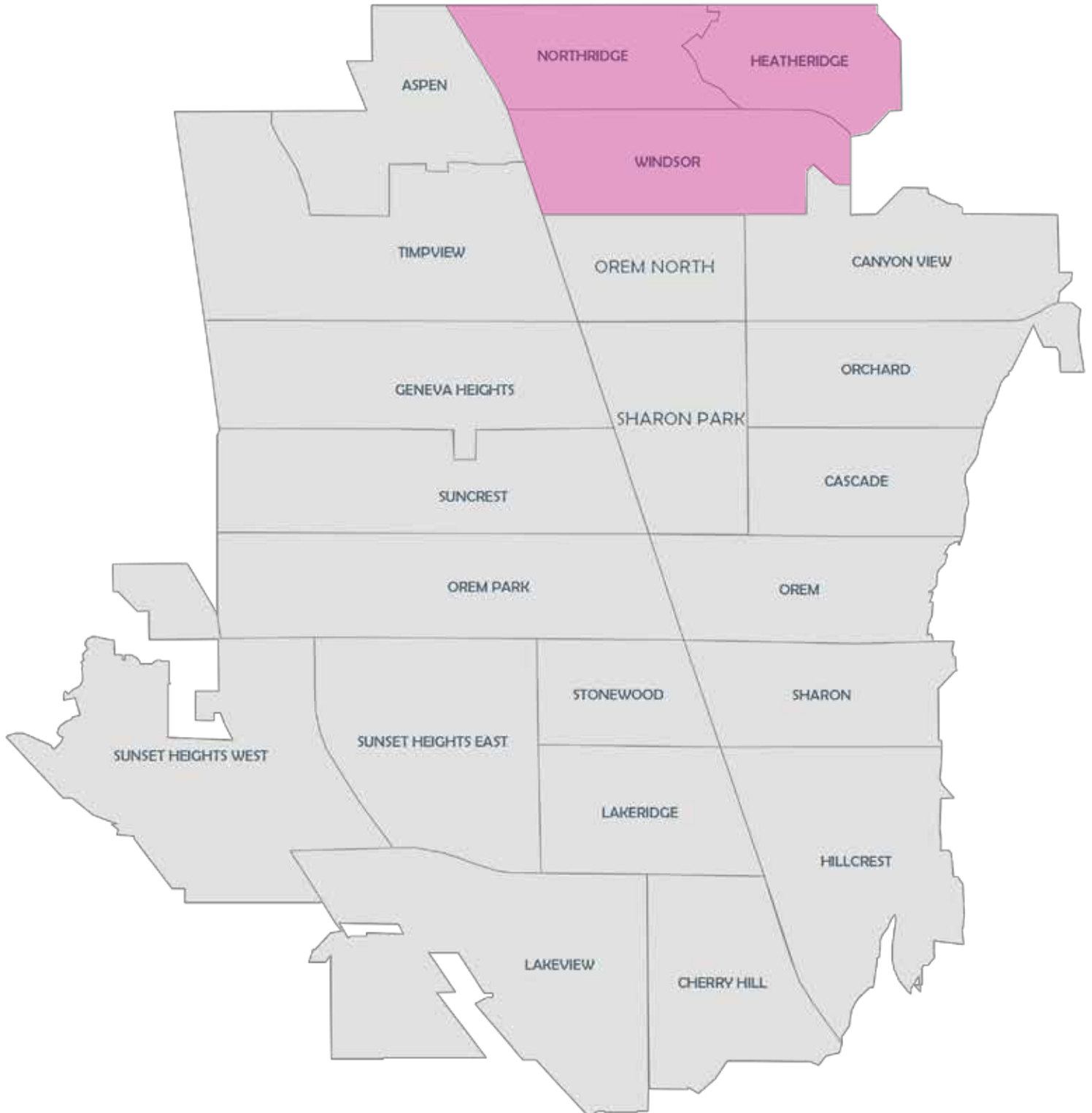
NORTHRIDGE, HEATHERIDGE, & WINDSOR

NEIGHBORHOOD PLAN

MARCH 2017



OREM NEIGHBORHOODS



NEIGHBORHOOD ADVISORY COUNCIL

Kathy Campbell, Heatheridge Neighborhood Resident
Carol Hinckley, Heatheridge Neighborhood Chair
Debby Lauret, Orem City Council Member
LeNae Millet, Windsor Neighborhood Resident
Tarea Molina, Northridge Neighborhood Resident
David Moulton, Orem Planning Commission Chair
John Reinhard, Windsor Neighborhood Resident
Kyle Robinson, Timpanogos High School Assistant Principal
Lani Sitake, Windsor Elementary School Principal
Jeremy Wilkey, Heatheridge Neighborhood Resident
Eric Woodhouse, Northridge Elementary School Principal

OREM CITY STAFF

J. Kirby Snideman, AICP, Long Range Planner
Jason Bench, AICP, Planning Division Manager
Bill Bell, Development Services Director
Ryan Clark, Economic Development Director
Paul Goodrich, Transportation Engineer
Sgt. Bill Crook, Orem PD Neighborhood Preservation Unit
Chris Tschirki, Public Works Director
Neal Winterton, Water Resource Division Manager



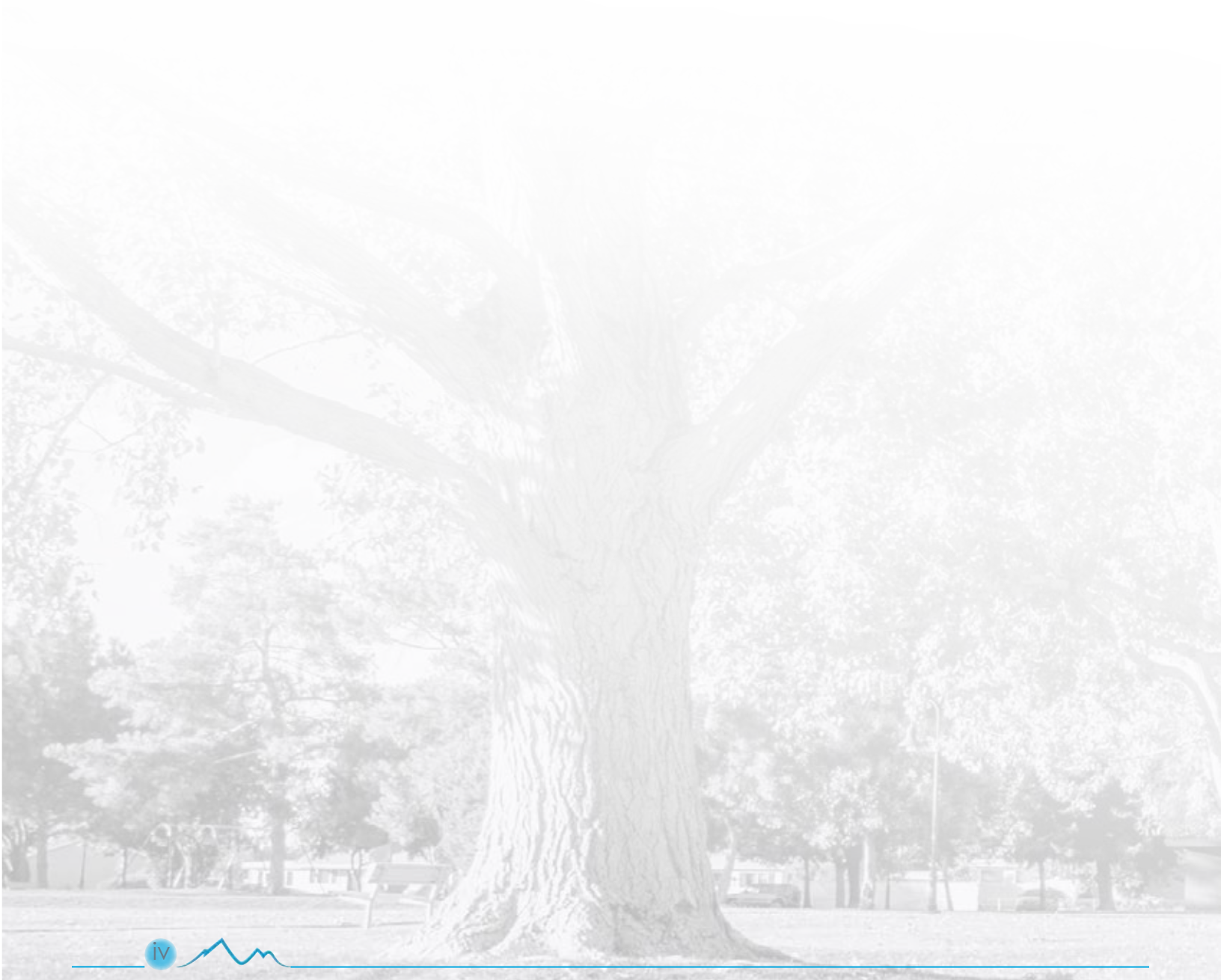




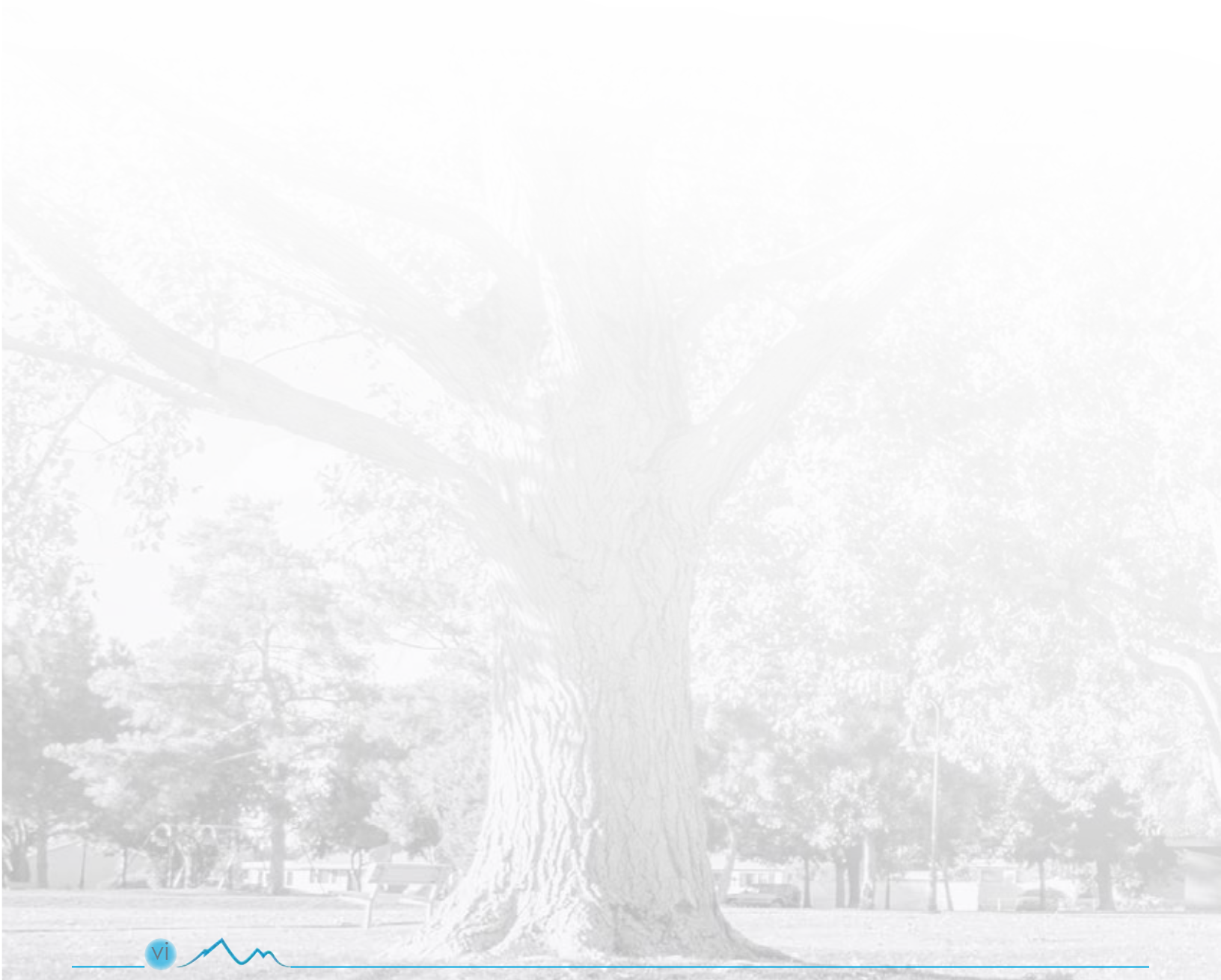


TABLE OF CONTENTS

 List of Figures.....	vii
 Introduction	1
 Demographics.....	7
 Land Use	15
 Transportation	27
 Economic Conditions	35
 Public Works	43
 Neighborhood Preservation.....	49
 Implementation	55



LIST OF FIGURES

Figure 1.1 Neighborhood Landmarks	4
Figure 2.1 Neighborhood Block Groups	8
Figure 2.2 Population Characteristics	9
Figure 2.3 Housing Characteristics	10
Figure 2.4 Housing Units by Type	10
Figure 2.5 Percent Owner Occupied	11
Figure 2.6 Household Characteristics	12
Figure 3.1 Current Land Use	16
Figure 3.2 Development History	17
Figure 3.3 Parks and Recreation	19
Figure 3.4 Current Zoning	20
Figure 3.5 Urban Sidewalk Design from the Orem General Plan 2011	22
Figure 4.1 Roadway Classifications	26
Figure 4.2 Roadway Speed Limits	27
Figure 4.3 Annual Average Daily Traffic Counts	28
Figure 4.4 Reported Accidents	28
Figure 4.5 Street Connection Master Plan	29
Figure 4.6 Bicycle and Pedestrian Plans	32
Figure 5.1 Total Taxable Value, 2016	36
Figure 5.2 Property Valuation	37
Figure 5.3 Expected Orem City Property Revenues, Fiscal Year 2016-2017	37
Figure 5.4 Commercial and Office Buildings	39
Figure 5.5 State Street Master Plan North Village Development Node	40
Figure 6.1 Selection of Public Works Improvements	40
Figure 7.1 Complaints Responded to by the NPU, 2016	52
Figure 8.1 Implementation Guide	58



INTRODUCTION

1

Vision Statement

We seek to maintain the nature and quality of our neighborhood by making neighborhood preservation a priority through appropriate land use decisions, growth management, and appropriately buffering new development on State Street; improving public safety on major corridors and around schools; and improving parks, trails, and other recreational facilities.



Former Timpanogos Bowl Race Track in the Foothills of Northeast Orem



The Northridge, Heatheridge, and Windsor Neighborhood Plan (the plan) was created by a community advisory committee and Orem City planning staff. It was developed under the City's directive to create neighborhood-specific plans and is in harmony with all long range-plans adopted by the City.

The plan communicates the values and interests of the Neighborhoods' residents and serves as a guideline for future growth, development, and preservation. Furthermore, it encourages the creation of aesthetically-pleasing neighborhoods and public spaces that enhance the community. It also addresses the needs, concerns, and potential impacts of land use, transportation, economic development, and preservation of the Neighborhoods.

1.1 HISTORY

The Northridge, Heatheridge, and Windsor neighborhoods share the history of orchards and farms that once covered much of the City of Orem.

The Stratton and Gillman families farmed much of the northeast area of Orem and managed large fruit orchards on the foothills of Mount Timpanogos where these neighborhoods have since developed. There are clusters of historic homes interspersed among new subdivisions along 400 East, 1600 North, and 1200 North that remain as legacies of the original farming and orchards that once covered the area.

Significant development came in the 1980s and 1990s as the WordPerfect business park was developed on 86 acres of land where 1200 North curves into 800 East. The influx of jobs brought new subdivisions of single family houses, churches, and schools for the many of the new employees and owners of the business park. Overall, these neighborhoods in the northeast corner of Orem include some of the newest developments and wealthiest households in the City.

The business park has since changed ownership and is now called the Canyon Park Technology Center and is home to over 7,000 jobs, including major employers





such as Wayfair, Vivint Solar, UVU Culinary Arts Institute, Fishbowl Inventory, Agilix Labs, and others. The business park maintains an occupancy rate of over 90% and remains an important employment center in Orem.

1.2 NEIGHBORHOOD VISION

The City of Orem's motto is "Family City USA." Over the years, Orem has become just that. In 2010, Forbes Magazine ranked the City as the fifth best place to raise a family.¹ Claudia Wallis, editor of TIME's book *Healthiest places to Live*, called it one of the best places in America for spiritual well-being.² Residents of the Northridge, Heatheridge, and Windsor Neighborhoods have helped establish this reputation. The Neighborhood Plan identifies a vision that preserves this culture while promoting quality of life and welfare. The vision is as follows:

We seek to maintain the nature and quality of our neighborhood by making neighborhood preservation a priority through appropriate land use decisions, growth management, and appropriately buffering new

development on State Street; improving public safety on major corridors and around schools; and improving parks, trails, and other recreational facilities.

1.3 NEIGHBORHOOD GOALS

The overall goals of the vision, as identified by residents, include the following:

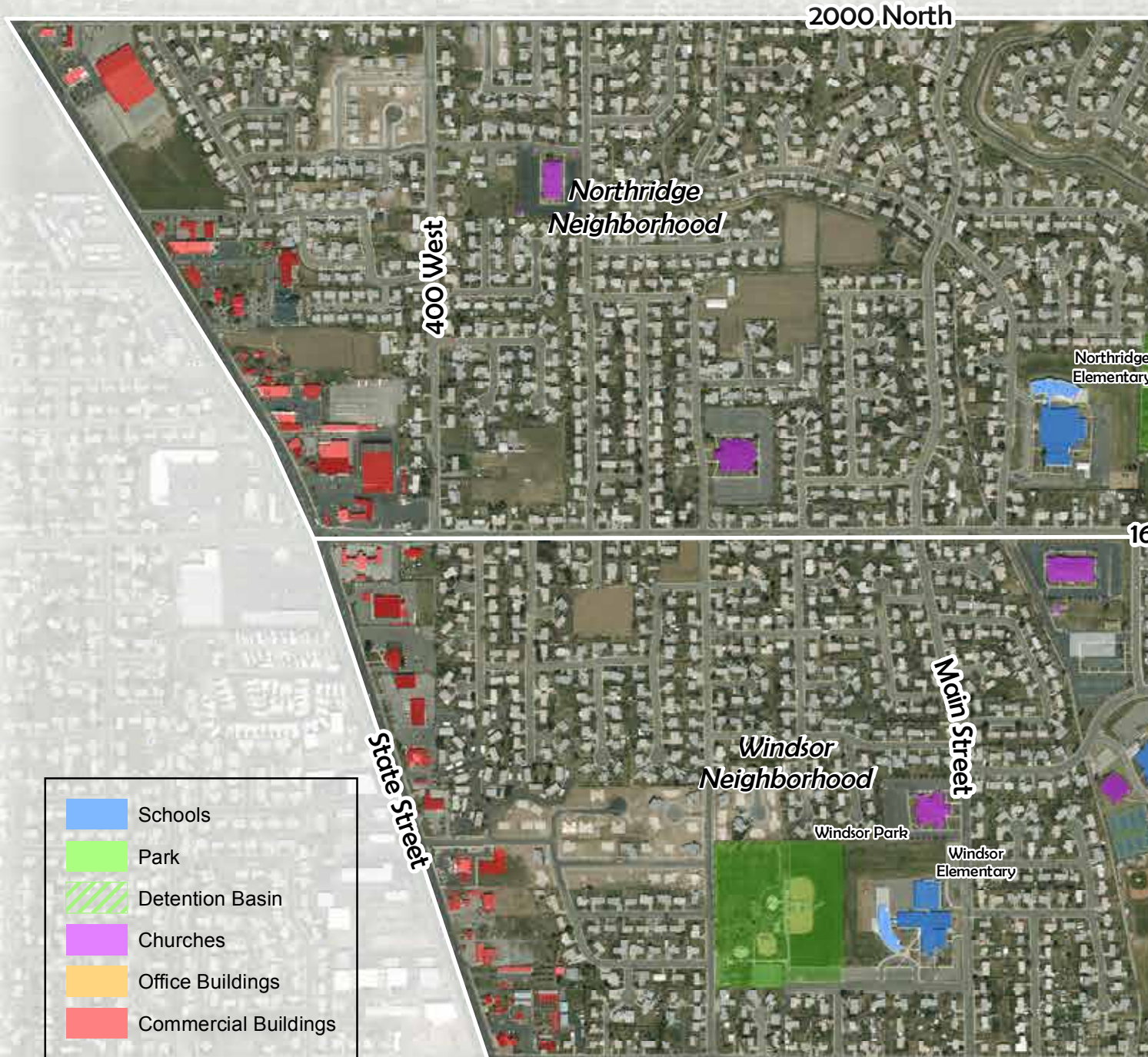
1. Preserve the primarily single family nature of the neighborhoods while accommodating appropriate growth and redevelopment.
2. Address traffic congestion and safety concerns.
3. Improve access for pedestrians and bicyclists throughout the community.
4. Seek opportunities to improve and beautify parks, trails, and other recreational facilities.
5. Maintain the quality of the neighborhoods through property code enforcement.
6. Improve the design guidelines and standards for future development on State Street.

1. Francesca Levy. America's Best Places to Raise a Family. <http://www.forbes.com/2010/06/04/best-places-family-lifestyle-real-estate-cities-kids.html>. 6/07/2010.

2. Sahaj Kohli. 10 of the Healthiest Places to Live in America. http://www.huffingtonpost.com/2014/08/06/healthiest-places-to-live-in-america_n_5648452.html. 7/14/2014.



Figure 1.1 Neighborhood Landmarks



Lindon

Orem

Northridge
Park

*Heatheridge
Neighborhood*

600 North

Timpanogos
High School

400 East

Temp
Detention
Field

Canyon Park
Technology Center

800 East

1200 North



DEMOGRAPHICS

2

Purpose

Understanding the demographic makeup of the neighborhoods is important to residents and City officials for its future planning. This data can be used to understand the general characteristics of residents when planning for future projects. In short, it shows the population composition of these Neighborhoods. This section contains data gathered from various sources including the US Census and American Community Survey.



2.1 CENSUS DATA

The data in this section originates from the American Community Survey (ACS). The ACS is an ongoing survey completed by the U.S. Census Bureau and is used by many public-sector, private-sector, and not-for-profit stakeholders to allocate funding, track shifting demographics, plan for emergencies, and learn about local communities. This data provides demographic information that was previously available only every ten years when a decennial census was conducted.

In order to balance geographic resolution, temporal frequency, statistical significance, and respondent privacy, the ACS estimates are released in either one, three, or five year datasets. When examining smaller geographies, such as neighborhoods, five year

datasets are utilized. Unless otherwise stated, the data in this section is five year data presented at the block group level and released in 2015 (the most current data available). A block group is a geographical unit used by the Census Bureau and is between a tract and a block in size. **Figure 2.1** depicts the block groups associated with the neighborhoods examined in this plan.

There are seven block groups contained in whole or part by the Northridge, Heatheridge, and Windsor neighborhoods. These block groups have been named A through G. The Northridge neighborhood contains block groups A, B, and part of C. The Heatheridge neighborhood contains block group D, most of C, and a small part of G. The Windsor neighborhood contains block group E and most of F.

Figure 2.1 Neighborhood Block Groups





Figure 2.2 Population Characteristics

	Northridge	Heatheridge	Windsor				
Block Group	A	B	C	D	E	F	G
Total Population	1,273	1,921	1,725	1,102	1,516	1,500	1,036
Male	43.0%	47.7%	48.7%	50.2%	51.6%	49.7%	48.3%
Female	57.0%	52.3%	51.3%	49.8%	48.4%	50.3%	51.7%
Under 18	40.2%	35.7%	32.8%	26.7%	37.3%	35.5%	47.4%
18 to 24	12.9%	19.6%	17.9%	8.2%	10.9%	8.6%	6.0%
25 to 39	15.4%	10.4%	12.6%	9.7%	22.7%	14.7%	10.7%
40 to 59	22.1%	26.0%	30.3%	30.9%	22.1%	27.7%	28.1%
60 or Over	9.4%	8.4%	6.4%	24.5%	7.0%	13.5%	7.8%
White	91.1%	84.1%	91.4%	81.4%	85.4%	81.1%	92.6%
Hispanic	5.7%	9.0%	3.6%	6.4%	9.5%	13.7%	1.8%
Asian	2.5%	3.3%	3.4%	5.4%	1.2%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	3.4%	0.5%	0.0%	1.3%
Native American	0.1%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%
Black	0.0%	0.0%	0.0%	0.7%	0.5%	0.7%	4.3%
Other	0.5%	3.6%	1.6%	2.7%	3.0%	3.6%	0.0%

2.2 POPULATION

Figure 2.2 displays population characteristics for the block groups presented earlier. The total population of these block groups is 10,073. Of this total, it is estimated that 8,900 are within the neighborhoods; 3,600 in Northridge, 2,500 in Heatheridge, and 2,800 in Windsor. The table also provides a breakdown of the population by sex, age, and race/ethnicity.

The Northridge and Windsor neighborhoods have an overall younger population with 35% to 40% of the population younger than 18. In contrast, Heatheridge

has an older population; roughly 25% of block group D is made up of residents age 60 or older, compared to 6% to 14% for the other block groups.

The neighborhoods are fairly similar in terms of racial/ethnic makeup, although block groups D and F have slightly higher overall rates of diversity. Block groups E and F have the highest percentages of Hispanic population at 9.5% and 13.7% respectively. This compares to roughly 16% for all of Orem. Block group D has the highest percentage of Asians at 5.4%. This compares to just under 2% for all of Orem.



2.2 HOUSING

There are just over 2,200 housing units within the Northridge, Heatheridge, and Windsor neighborhoods. Figure 2.3 presents selected housing characteristics for the block groups associated with these neighborhoods. Generally, these neighborhoods have a lower density than other areas of the City. This is due to the predominantly single family nature, lack of very large multifamily structures, and presence of significant

non-residential uses in the neighborhoods, including schools, parks, churches, trails, and a business park. Overall, the densities in these neighborhoods are low and comparable to single family neighborhoods found throughout the City and Utah County.

Figure 2.4 breaks down the housing units by type. As can be seen, single family detached housing is the predominant residential structure type in the neighborhoods. Multifamily structures do exist in

Figure 2.3 Housing Characteristics

	Northridge	Heatheridge	Windsor				
Block Group	A	B	C	D	E	F	G
Housing Units	312	410	417	349	378	399	247
Median Year Built	1982	1984	1987	1991	1981	1995	2001
Occupied	94.9%	100.0%	99.5%	92.6%	100.0%	100.0%	100.0%
Owner Occupied	78.5%	96.1%	96.2%	84.8%	73.8%	90.0%	87.4%
Renter Occupied	16.3%	3.9%	3.4%	7.7%	26.2%	10.0%	12.6%
Vacant	5.1%	0.0%	0.5%	7.4%	0.0%	0.0%	-
Median Rent	\$1,567	-	\$1,469	\$1,075	\$936	\$1,141	-
Owner Home Value	\$224,300	\$242,600	\$252,400	\$354,100	\$229,400	\$350,000	\$548,400

Figure 2.4 Housing Units by Type

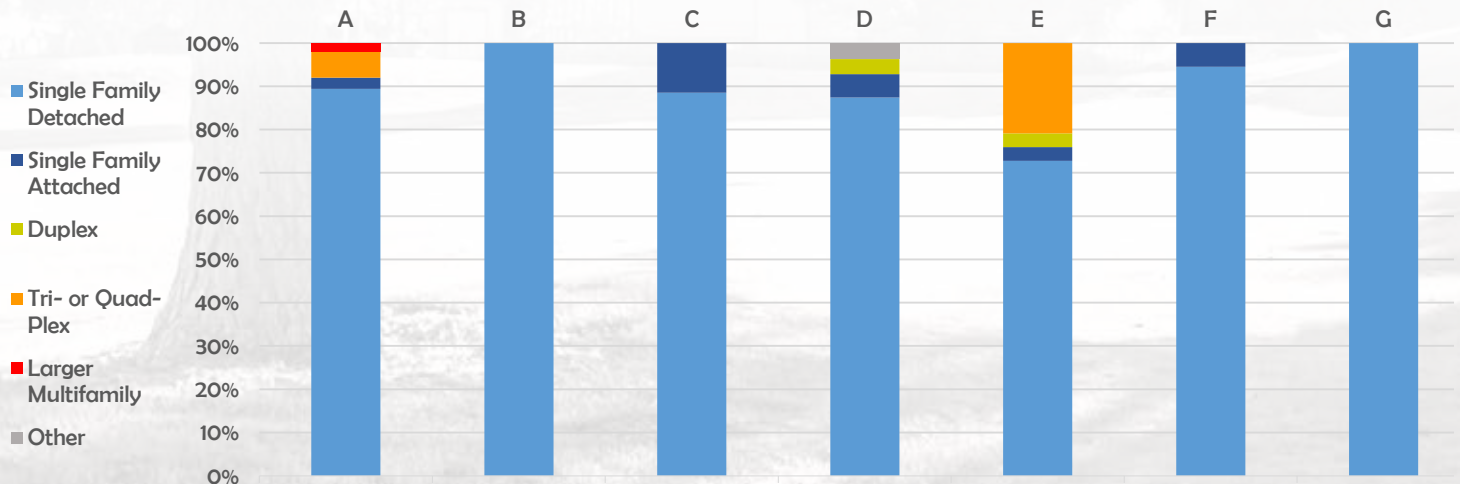
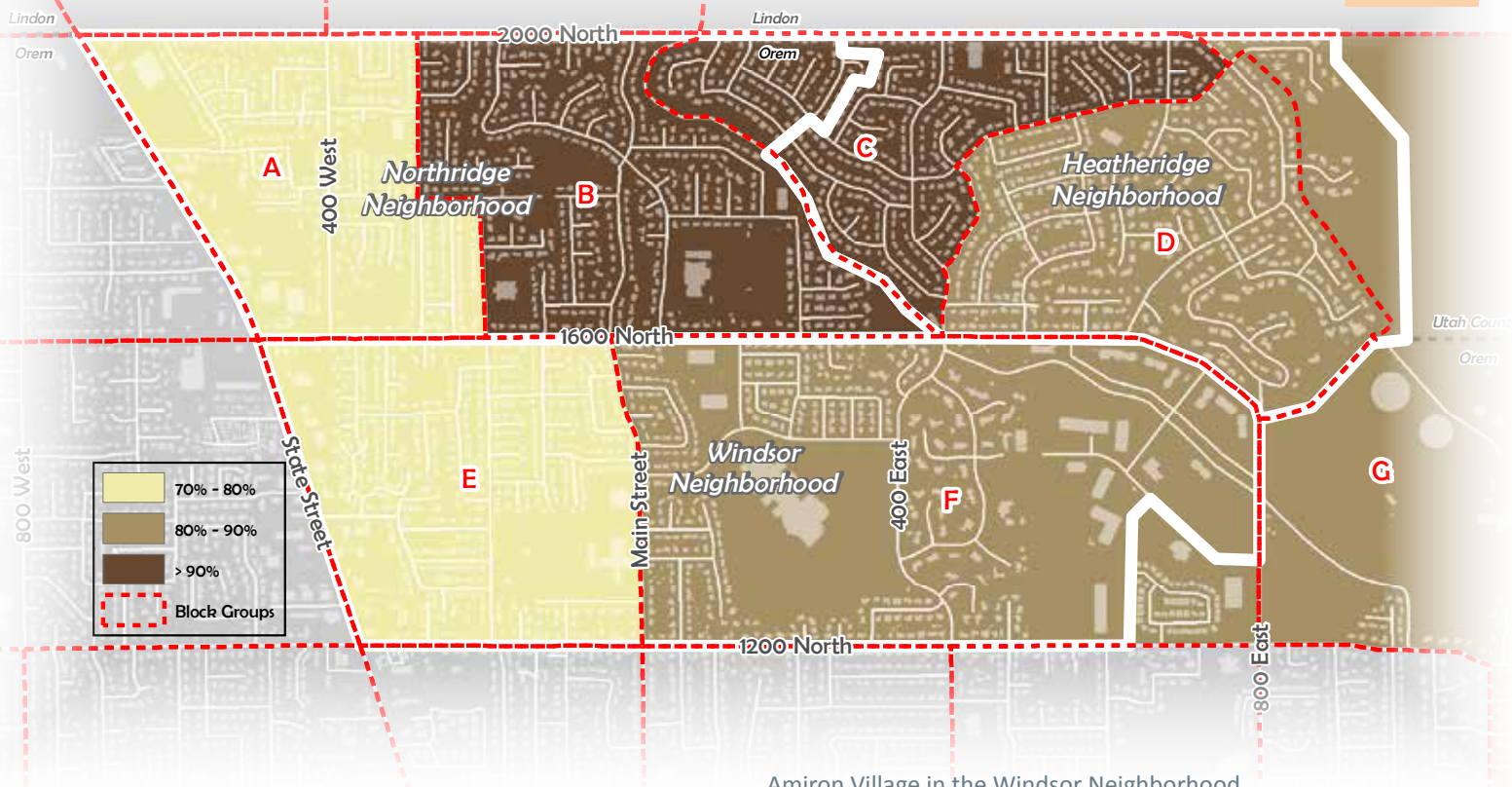


Figure 2.5 Percent Owner Occupied



Amiron Village in the Windsor Neighborhood

the neighborhoods, mostly in the form of duplexes, triplexes, and quadplexes. The largest multifamily development is located in block group E. This development, known as Amiron Village, is a community of 68 residential units made up of 17 quadplexes.

Figure 2.5 displays the block groups by the percentage of owner occupied housing. While the block groups with more single family detached housing tend to be largely owner occupied, there are a significant number of renters in block groups F and G, both of which are all single family (attached and detached) and have higher owner occupied median home values. Its also important to point out that all block groups are at least 70% owner occupied, a figure well above the national average of 56% in 2015.



Source: Google Street View



Figure 2.6 Household Characteristics

Block Group	Northridge		Heatheridge		Windsor		G
	A	B	C	D	E	F	
Total Households	296	410	415	323	378	399	247
Family Households	89.9%	95.6%	94.7%	95.7%	85.7%	87.5%	97.6%
Married no Children	27.0%	29.3%	33.0%	57.3%	33.1%	26.6%	23.9%
Married with Children	49.7%	48.5%	48.9%	31.0%	48.7%	57.4%	48.2%
Single Dad with Children	2.7%	1.2%	1.7%	3.7%	0.0%	0.0%	5.7%
Single Mom with Children	10.5%	16.6%	11.1%	3.7%	4.0%	3.5%	19.8%
Households with Children	62.8%	66.3%	61.7%	38.4%	52.6%	60.9%	73.7%
Non Family Households	10.1%	4.4%	5.3%	4.3%	14.3%	12.5%	2.4%
Single Person Households	10.1%	4.4%	5.3%	3.4%	14.3%	9.8%	2.4%
Roommate Households	0.0%	0.0%	0.0%	0.9%	0.0%	2.8%	0.0%
Median Household Income	\$74,167	\$86,346	\$89,375	\$104,063	\$67,250	\$105,144	\$109,107

Note: Children are referred to if under 18 and living in the household

2.2 HOUSEHOLDS

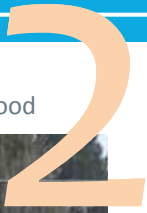
There are just under 2,200 households within the Northridge, Heatheridge, and Windsor neighborhoods (out of nearly 2,500 households for all associated block groups). This number is slightly lower than the number of housing units presented previously. This is because not all housing units in the neighborhoods are occupied. Figure 2.6 presents selected household characteristics for the block groups associated with these neighborhoods.

Generally, these neighborhoods are made up of family households with children. However block group D in the Heatheridge neighborhood stands out with nearly 60% of households being made up of married couples without children. With more than half of residents

in this block group over the age of 40 and roughly a quarter over the age of 60 (as presented earlier), it is assumed that many of these couples are empty-nesters. Block groups A, E, and F are also of interest with roughly 10% to 14% of households being made up of non family households. The Windsor neighborhood is made up of block groups E and most of F, and has the highest share of non family households.

It is noteworthy to point out that roommate households in these neighborhoods are virtually non-existent. This is relevant given concerns in Orem of houses being rented to students and affecting the single family nature of certain neighborhoods. This far north in Orem, this does not appear to be a valid concern.





A View of the Canyon Park Technology Center



A Mid-Century Home in the Heatheridge Neighborhood



One of the Few Remaining Orchards in the Neighborhoods



Looking West towards Utah Lake



Looking East towards Mount Timpanogos



Timpanogos High School





Objectives

- Preserve the single family nature of the neighborhoods through similar low density residential development and infill.
- Plan for the future North Village District (1600 North and State Street) to serve as a gateway into the neighborhood, allowing for new retail, office, and residential development.
- Limit land uses in other areas along State Street corridor to office and retail.
- Maintain appropriate setbacks, buffering, and height restrictions.
- Maintain current commercial zoning requirements in the neighborhoods (excluding the North Village District).
- Increase green space as remaining areas develop and provide public open space in each neighborhood.
- Seek future trail opportunities on the North Union Canal, but consult with Police department to ensure that public safety will not be compromised.
- Consider opportunities for community gardens.



3.1 CURRENT LAND USE

Like many neighborhoods throughout Orem, the dominate land use in the Northridge, Heatheridge, and Windsor neighborhoods is residential (see Figure 3.1). However, there are important non residential uses in the neighborhoods, including several commercial businesses clustered along State Street and a large office complex located at 800 East and 1600 North. This complex is known as Canyon Park Technology Center and has 14 buildings, 985,000 square feet of office space, and more than 7,000 employees. Originally the home of WordPerfect/Novell in the 1980s, Canyon Park is now home to several businesses, including Vivint Solar, LexisNexis, the UVU Culinary Arts Institute,

Agilix Labs, Survey Sampling International, Fishbowl Inventory, and others. The businesses at Canyon park make up a valuable component of the “Silicon Slopes,” the booming information technology industry located along the Wasatch Front.

In addition to the commercial buildings on State Street and Canyon Park, there are other noteworthy non residential properties including three public schools. Alpine School District serves these neighborhoods, operating Northridge and Windsor Elementary Schools along with Timpanogos High School, which opened in 1996. The two elementary schools have adjoining city parks, which, combined with the recently completed Murdock Canal Trail, provide valuable green space for

Figure 3.1 Current Land Use

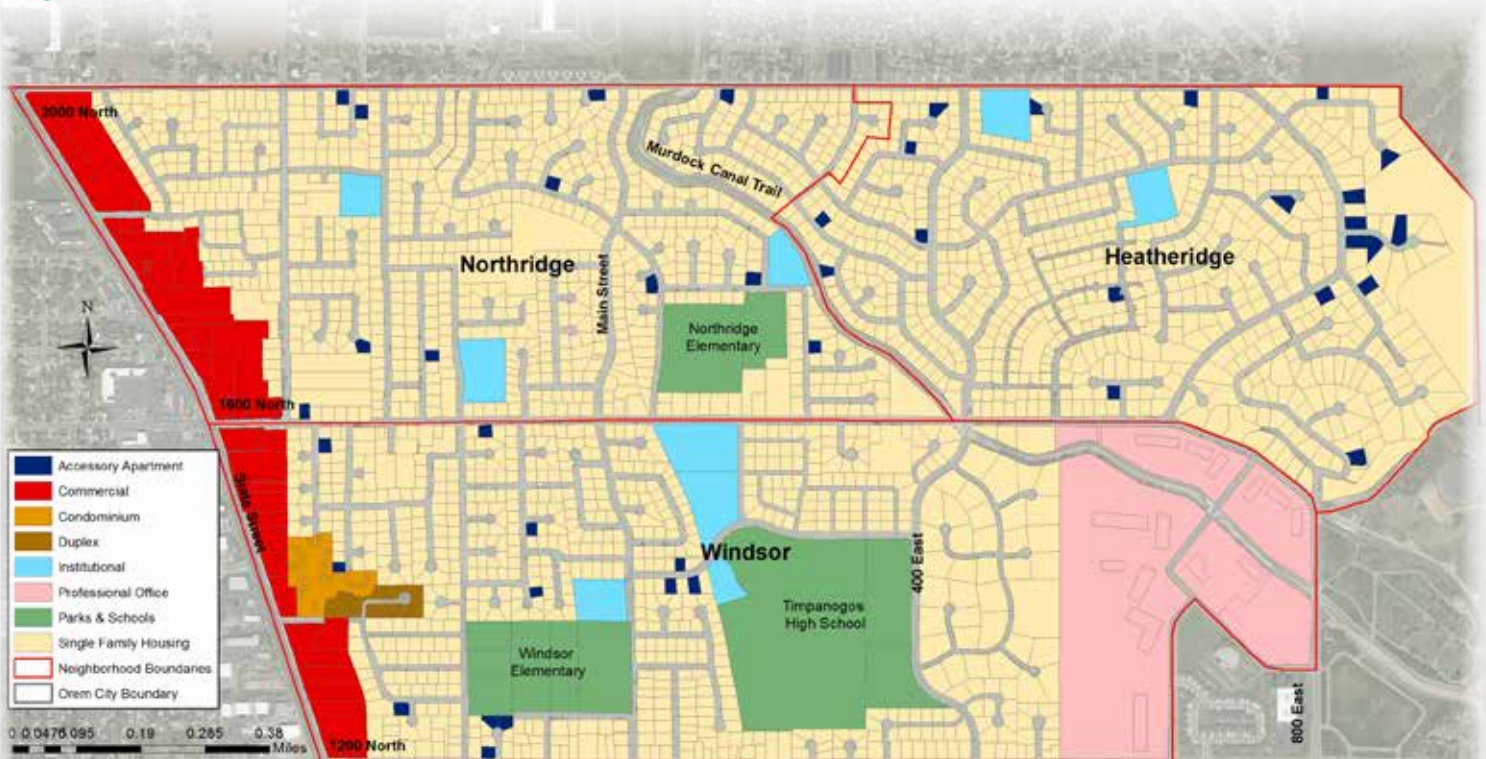
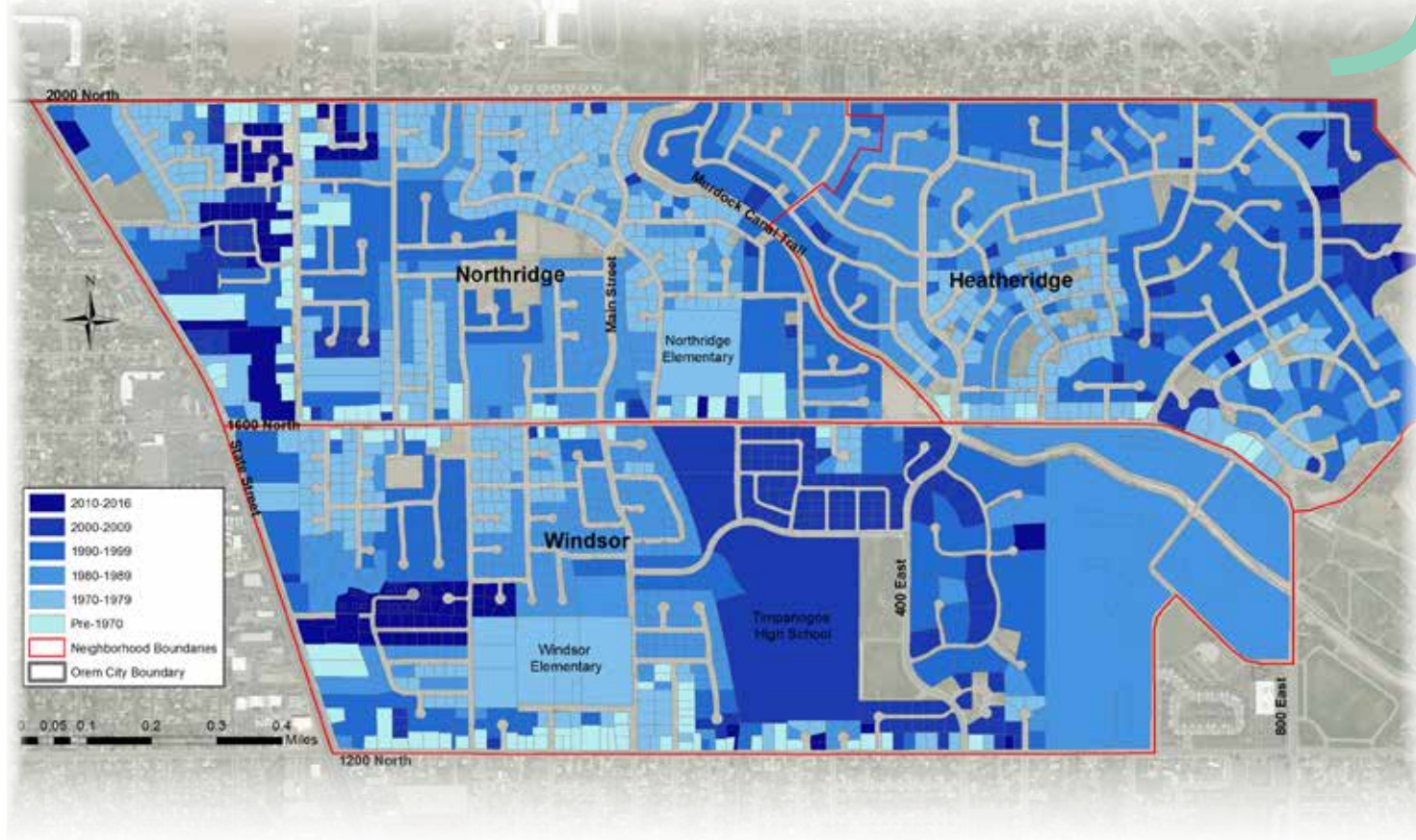


Figure 3.2 Development History



Orem residents. The Murdock Canal Trail cuts through the neighborhoods, extending from 800 North in Orem to State route 92 in Lehi. The 17-mile length of the trail, completed in May 2013, is built over a buried water pipeline that replaced the century-old Provo Reservoir Canal and is still used for irrigation. Many Orem citizens use this paved trail for travel, exercise and recreation.

3.2 NEW DEVELOPMENT

Both the City of Orem and Utah County have experienced positive growth over the last few decades. The Northridge, Heatheridge, and Windsor neighborhoods have benefited from this growth,

with most of the area developing since the 1970's (see Figure 3.2). While the majority of land within these neighborhoods has been developed into low density housing, office, and retail, a few small vacant lots exist. However, like much of Orem, relatively little undeveloped land remains available for a significant amount of new development. Most future development in the neighborhood will likely occur from the redevelopment of existing properties.

Careful steps should be taken to ensure the preservation of the existing single family nature of the neighborhoods. Denser single family projects that are well planned, such as the Da Vinci development (1200 N 630 E, just outside of the Windsor Neighborhood),



may be appropriate ways to accommodate population growth in the neighborhoods while maintaining the look, feel, and character of the existing development. According to feedback from some residents, high and medium density residential development should be discouraged. Other residents expressed support for well planned multifamily residential located along State Street.

3.3 CURRENT ZONING

The neighborhoods are primarily zoned R8, which requires a minimum 8,000 square foot residential lot. A few areas allow for slightly higher density developments, including the new Windsor Cove neighborhood composed of duplex homes. These developments allow for smaller lots and townhome construction which increases the overall density while maintaining the character of the single family housing stock of the neighborhoods through similar structures, building heights, and design. [Figure 3.4](#) provides a larger scale map of the current zoning.

A brief description of the zones covering the neighborhoods is as follows. More information on each zone can be accessed online.

C2 - The C2 zone is established to promote commercial and service uses for general community shopping.

PD - The purpose of Planned Development (PD) zones is to provide flexibility in the City's zoning scheme in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning classifications.

ASH - The purpose of the ASH zone is to accommodate and encourage the development of affordable senior housing. The purpose of the ASH zone is accomplished by: Allowing densities higher than typical residential developments; Establishing minimum standards for landscaping, building and site design, public safety, lighting, and other similar site improvements; and Requiring standards that enable affordable senior housing to fit into the surrounding neighborhood.

R5 - The R5 Zone was formerly established to promote medium density residential uses with a minimum lot size of 5,000 square feet per lot for a standard subdivision or a planned residential development.

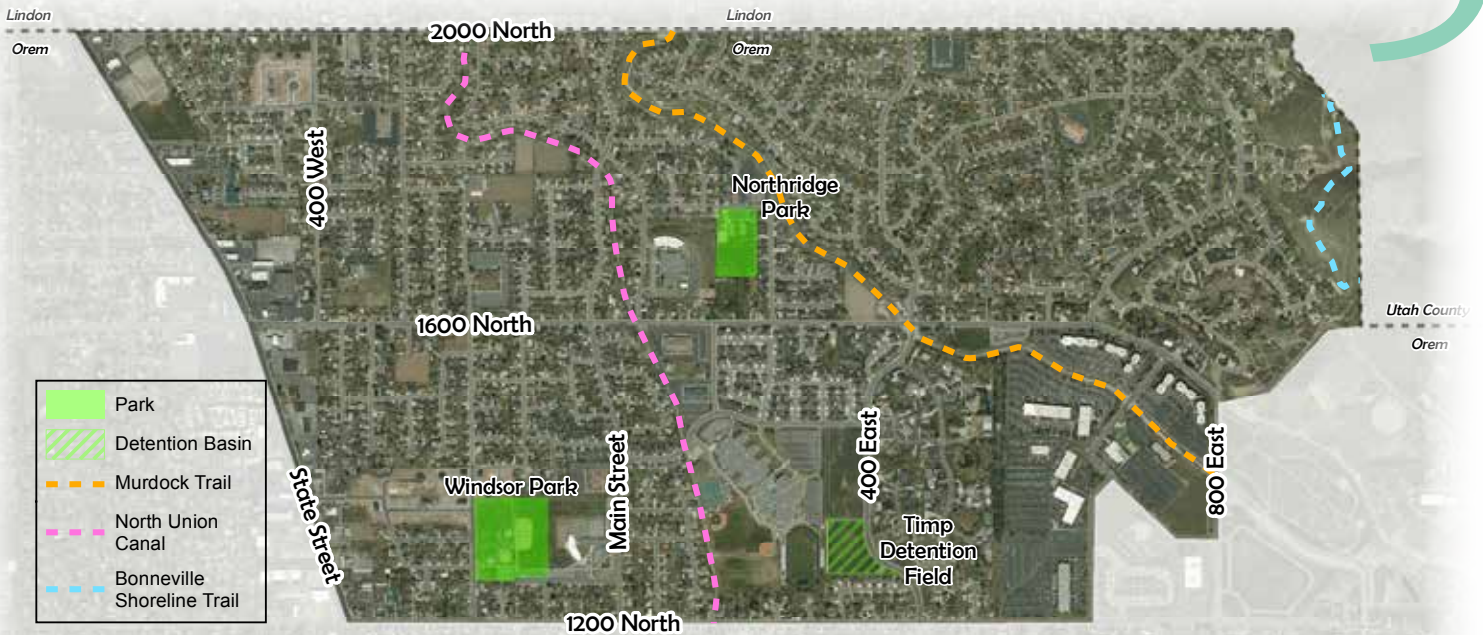
R6 - The R6 Zone is established to promote medium density residential uses with a minimum lot size of



The Da Vinci Development, a Single Family Development Just Outside of the Windsor Neighborhood



Figure 3.3 Parks and Recreation



6,000 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.

R6.5 - The R6.5 Zone is established to promote medium density residential uses with a minimum lot size of 6,500 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.

R8 - The R8 Zone is established to promote low density residential uses with a minimum lot size of 8,000 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.

R12 - The R12 Zone is established to promote low density residential estate uses with a minimum lot size of 12,000 square feet per lot, and to allow other

selected uses which are compatible with the character of the zone.

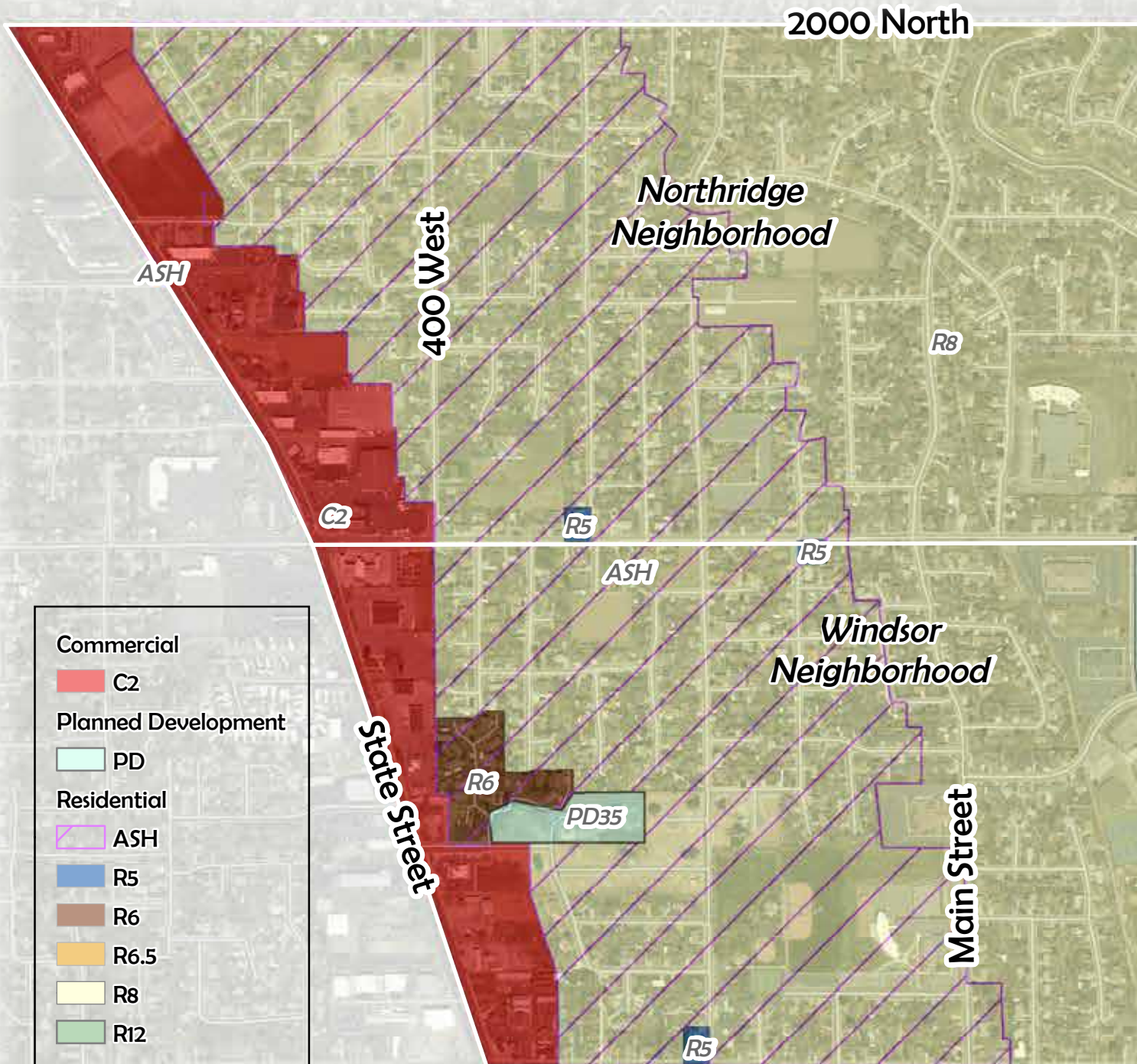
3.4 PARKS AND RECREATION

As seen in Figure 3.3, there are two neighborhood parks and one detention basin providing open/green space, field space, and recreational amenities in the neighborhoods. In addition, there are several nearby trails, like the Orem Bench Bonneville Shoreline trail and Murdock Canal trail.

Neighborhood residents highly value their parks and recreational amenities. Residents requested that into the future, the City focus on increasing open/green space, improving access to existing parks and trails, and seeking opportunities along the North Union canal in a similar way that to the Murdock Canal trail.



Figure 3.4 Current Zoning



ASH = Affordable Senior Housing Overlay Zone



Lindon

Orem

Heatheridge Neighborhood

R12

1600 North

PD24

400 East

PD14

PD6

R12

R8

800 East

1200 North

PD24



Murdock Canal Trail



Northridge Park Open Field



Northridge Park Tennis and Pavilion



Windsor Park Court and Pavilion



Windsor Park Baseball Field



Timp Detention Basin Soccer Field



Figure 3.5 Urban Sidewalk Design from the Orem General Plan 2011

OREM GENERAL PLAN

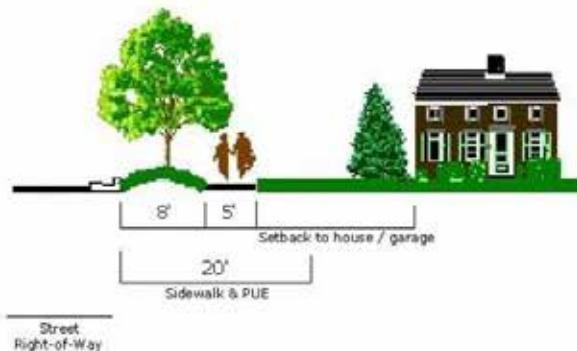
City of Orem, Utah

Chapter Five

Urban Design

EXHIBIT 6. BUFFERED SIDEWALK DESIGN

Cross Section of Buffered Sidewalk



A View of the Mountains from the Windsor Neighborhood



3.5 FUTURE LAND USE PLANS

City of Orem General Plan 2011

The 2011 General Plan outlines major goals and visions for the City of Orem. It addresses issues related to land use, transportation, housing, urban design, economics, public facilities, and parks. The Plan includes objectives which will guide future development and decisions affecting the Northridge, Heatheridge, and Windsor neighborhoods. These goals include:

- Utilizing low density residential zones (R8, R12, and R20) and single-family homes as the backbone of housing stock in the City.
- Supporting low density Planned Residential Development (PRD) zones to create diverse and quality housing for citizens by supporting more development built to higher standards.
- Controlling the rapid increase of rental units by creating new legislation and creating a buffer between student housing and single-family homes.
- Promoting active transportation methods such as bicycle and foot paths where safe or appealing to increase connections between parks, open spaces, and schools (see [Figure 3.5](#)).

3.6 CONCERNS & OBJECTIVES

The major concerns and objectives of residents in the neighborhoods focused on the following points:

- Preserve the single family nature of the neighborhoods through similar low density residential development and infill.
- Plan for the future North Village District (1600 North and State Street) to serve as a gateway into the neighborhood, allowing for new retail, office, and residential development.
- Limit land uses in other areas along State Street corridor to office and retail.
- Maintain appropriate setbacks, buffering, and height restrictions.
- Maintain current commercial zoning requirements in the neighborhoods (excluding the North Village District).
- Increase green space as remaining areas develop and provide public open space in each neighborhood.
- Seek future trail opportunities on the North Union Canal, but consult with Police department to ensure that public safety will not be compromised.
- Consider opportunities for community gardens.



Objectives

- Improve safety in schools zones.
- Complete bike network in neighborhoods, especially to provide access to schools.
- Improve crossing at 1600 N & 400 E with Murdock Canal Trail; 1600 N & Main; 2000 N & 725 E (Oak Canyon Junior High).
- Perform study on 2000 N and other urban collectors to determine where speeds may be adjusted up as appropriate.
- Address parking concerns at parks and green spaces.
- Improve transit services on State Street.
- Improve transit access to the business park.
- Improve access to trails and parks throughout the neighborhoods by completing sidewalk connections and improving pedestrian street crossings.



4.1 EXISTING NETWORK

As with other parts of Orem, the Northridge, Heatheridge, and Windsor neighborhoods have a tiered or classed roadway system. Within and surrounding these neighborhoods there are arterials, collectors, and local roads. In addition to these public roads there may be private roads, which are not owned or maintained by the City.

As demonstrated in Figure 4.1, State Street is a principal arterial; meaning this roadway has been designed to carry a high level of traffic and to serve the larger region, connecting cities across Utah County. State Street is one a few public roadways in Orem where the right of way belongs to the State, not the City, and is managed by the Utah Department of Transportation (UDOT). This limits what the City can

do with these roads. However, in cooperation with UDOT, there are plans to improve the functionality of State Street, including adding future bike lanes and improving sidewalk amenities.

From east to west, 1600 N serves as a minor arterial, carrying a large amount of traffic (but considerably less than State Street). This roadway serves as a connection between neighborhoods to surrounding areas. Main Street, 2000 N, 1200 N, 400 W, and 400 E are all urban collectors. These roadways provide connectivity within the neighborhoods. All other roadways in these neighborhoods are local roads; they generally only provide access to residences.

Figure 4.2 illustrates the speed limits on all roadways in the Neighborhoods. Typically, the functional classification system displayed in Figure 4.1 will

Figure 4.1 Roadway Classifications

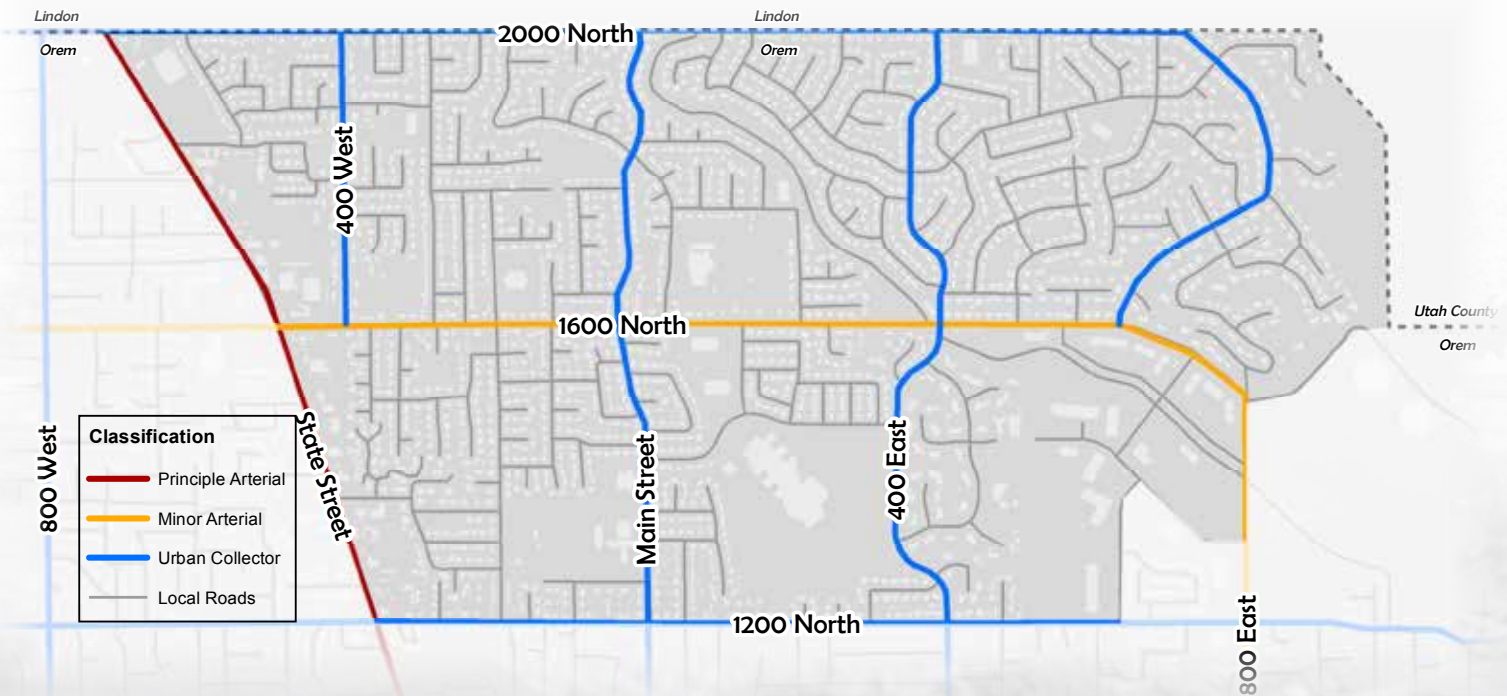


Figure 4.2 Roadway Speed Limits



correspond with varying speed limits. This is the case with State Street and 1600 N, where the speed limits on these roads reflect their status as arterials. Urban collectors often have a speed limit of 30 MPH, being designed wider than local roads with the ability to safely handle higher traffic volumes and speeds. However, in these neighborhoods, all urban collectors are posted at 25MPH, the same as local roads. Many residents provided feedback that they would like a traffic study performed on these urban collectors to determine where speeds could be adjusted up as appropriate.

The amount of traffic volume on a roadway on a given day is known as the Annual Average Daily Traffic (AADT). The AADT for the major roadways in the neighborhoods can be seen on Figure 4.3. Corresponding with the functional classifications, arterials and urban collectors

are shown to have higher AADT than local roads. Part of the reason is that traffic will naturally flow along routes designed for higher traffic volumes. But these major roads also attract more traffic due to the destinations that are located thereon. For instance, 1600 N provides convenient access to multiple schools, parks, churches, the Orem Cemetery, and the Canyon Park Technology Center. Thus it is easy to see how 1600 N has a relatively high AADT.

One of the concerns mentioned by residents was roadway safety. Figure 4.4 depicts the accidents that have occurred in the neighborhoods in 2015. Of the 2013 accident calls reported, 121 took place on State Street with 65 of those occurring at the intersection of 1600 N and State Street. Many of the accidents which took place on State Street were reportedly right angle



Figure 4.3 Annual Average Daily Traffic Counts, 2015

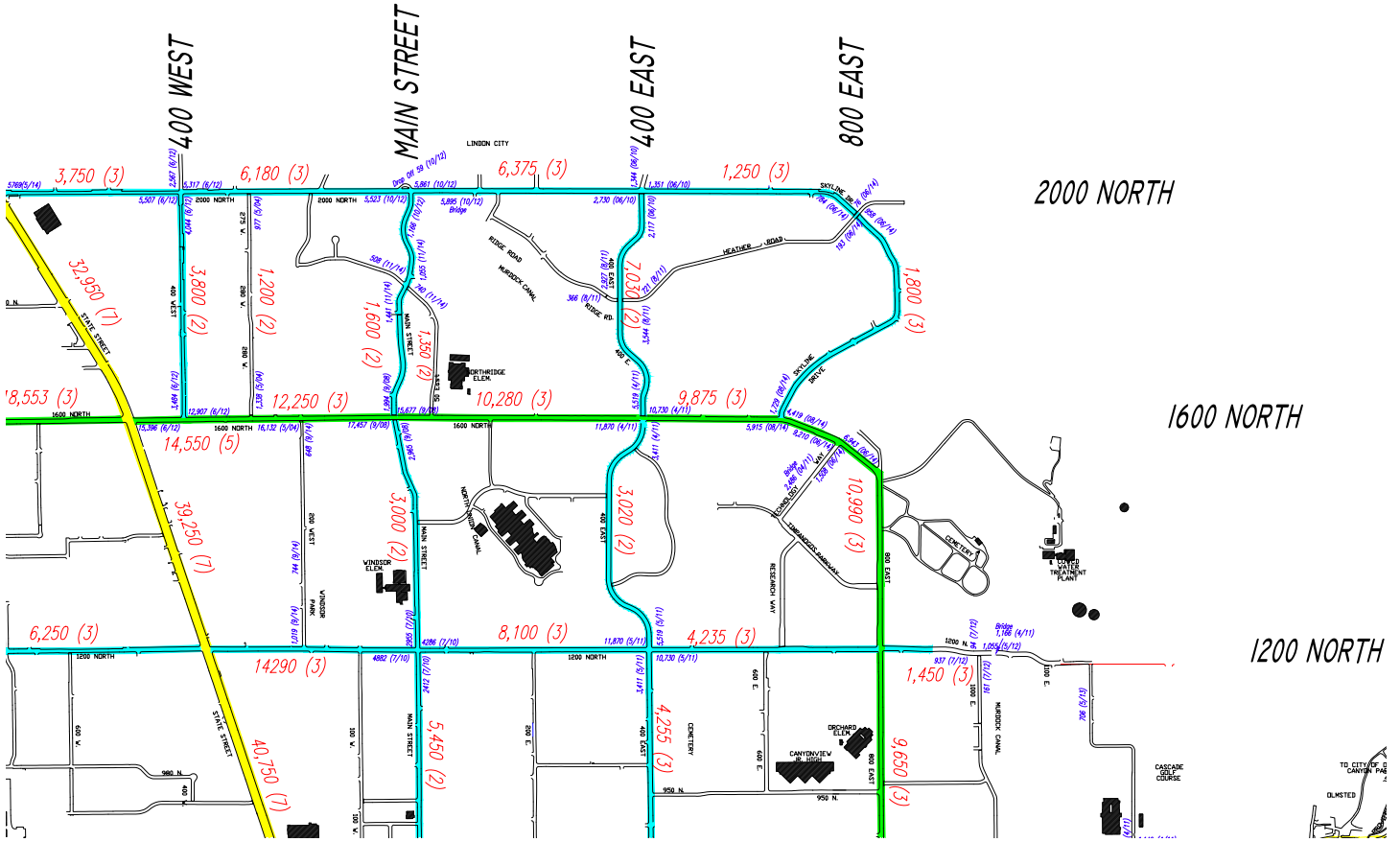


Figure 4.4 Reported Accidents, 2015

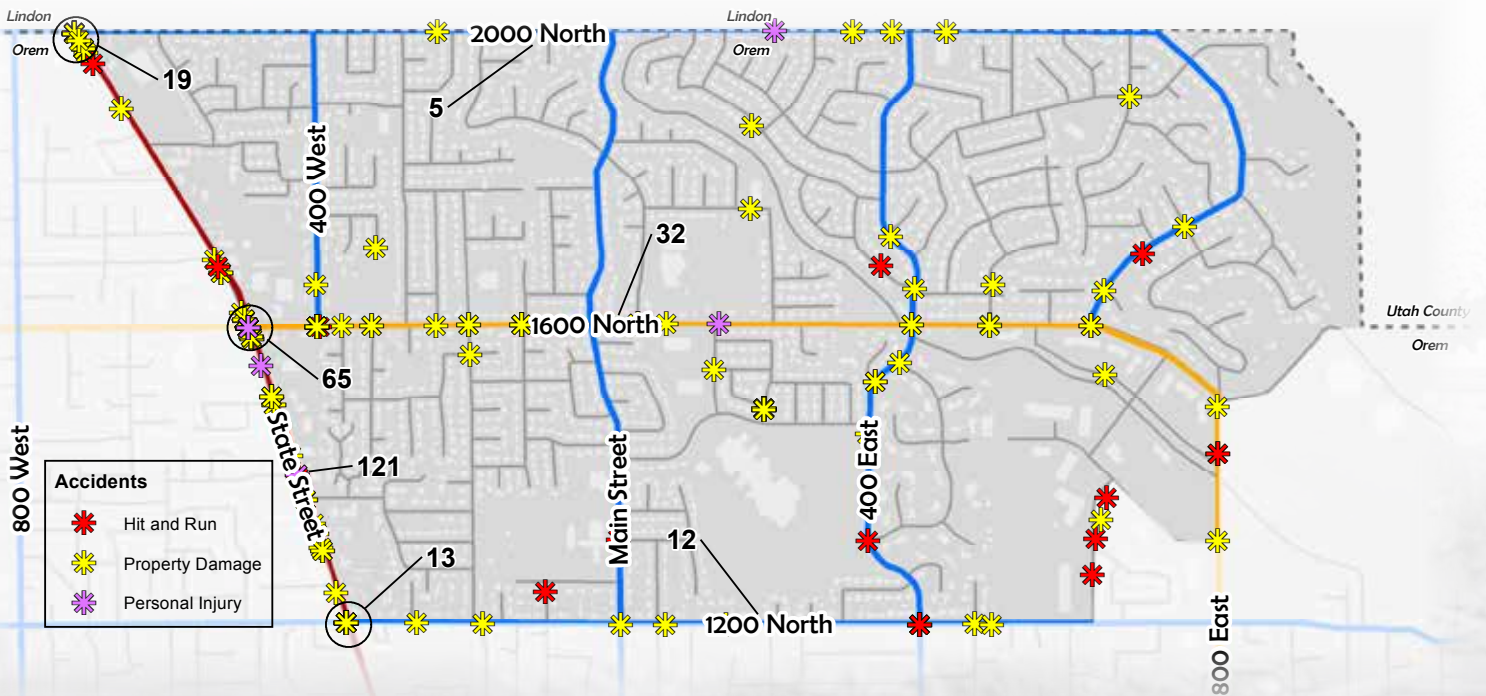
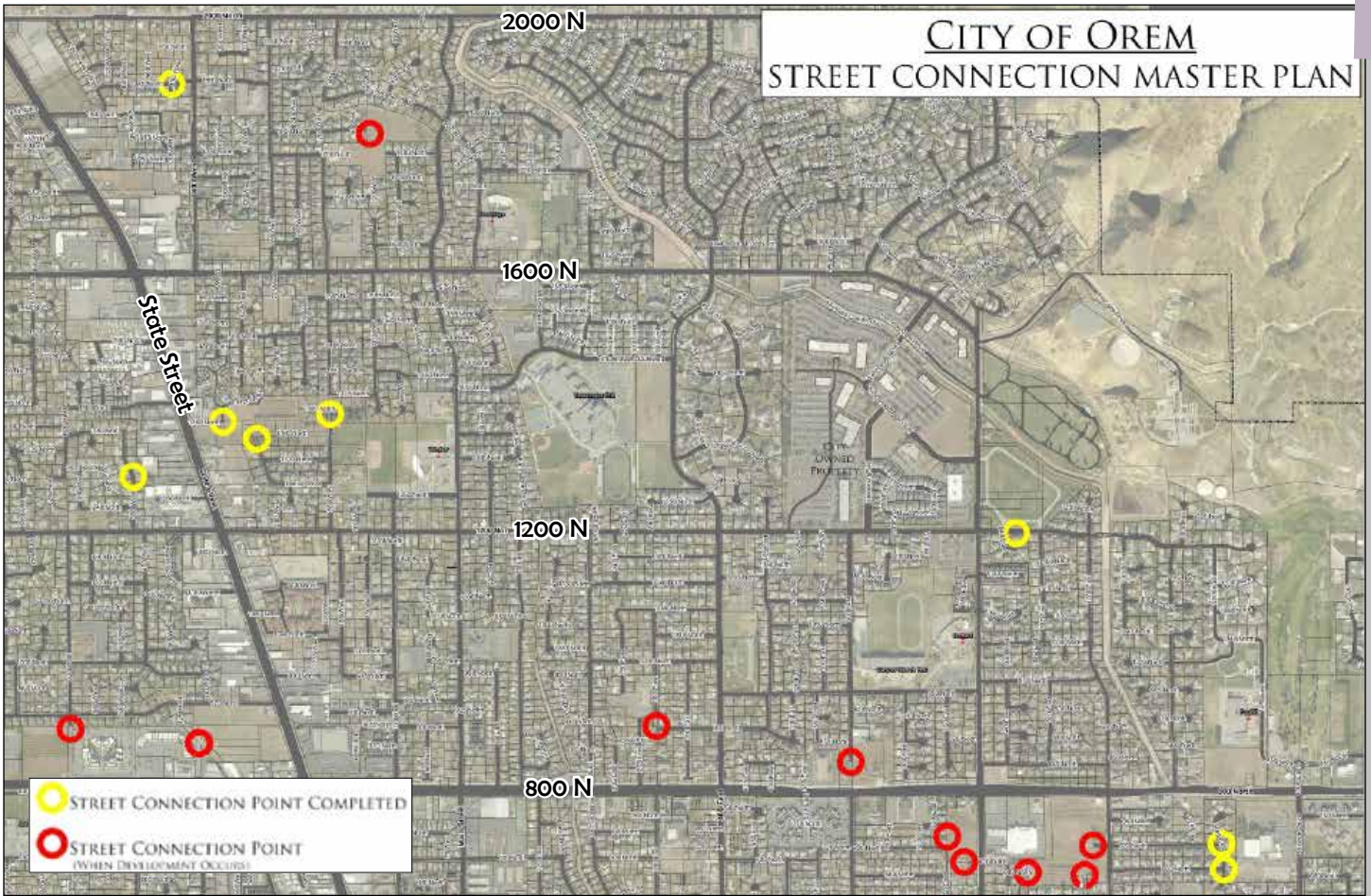


Figure 4.5 Street Connection Master Plan



crashes resulting from left-turns onto or off of State Street. Some residents expressed interest in adding a raised median on State Street to reduce the number of accidents related to cross traffic interference.

4.2 FUTURE PLANS

Street Connection Master Plan 2014

This plan outlines the City’s long term goals to complete street connections and missing road segments throughout the City. Key areas are outlined to be completed as need warrants and development occurs. One of the

major goals of the plan is to promote the completion of these connections with new development to relieve the taxpayer of the cost of completing these streets.

A number of connections were completed throughout the neighborhoods in recent years, including in the new Windsor Cove development. These connections create a more walkable neighborhood environment and help with overall connectivity. Further connections will be developed as the remaining orchards develop. The only major need for new connections identified in these neighborhoods is at 1820 North near 100 West



as that orchard develops (see Figure 4.5).

4.2 BICYCLES AND PEDESTRIANS

Figure 4.6 shows the existing and future bicycle and pedestrian lanes, routes, and paths found in the neighborhoods. As the map indicates, the existing bicycle lanes are somewhat limited, consisting of the

Murdock Canal trail, and bike lanes along 1200 N, 400 E, and Timpanogos Blvd. However, there are plans to add additional bike lanes and paths, as well as the possibility of converting the North Union Canal into a trail as has been done with the Murdock Canal Trail.

The possible future construction of the North Union Canal Trail was seen as both an opportunity and a



Images of the North Union Canal Trail and Rendering of Future Possible Design



concern by residents. While this route could provide another popular outdoor amenity, residents were concerned about the public safety issues that might be created.

One major concern was related to the proposal of converting the North Union Canal into a trail was related to its width. In some locations, the canal is not very wide, and is constrained on both sides by residential back yards. Residents shared that if plans for the new trail do go forward, the Orem Police Department should be consulted on the design so that the areas where the canal is narrow do not become back alleys where graffiti, crime, and accidents occur.

4.3 CONCERNS & OBJECTIVES

Transportation concerns were some of the most significant points of feedback received from the public. A large portion of the feedback was related

to automobile traffic, speed limits, traffic safety, and bicycle and pedestrian facilities. A consolidated list of feedback and recommendations is presented below:

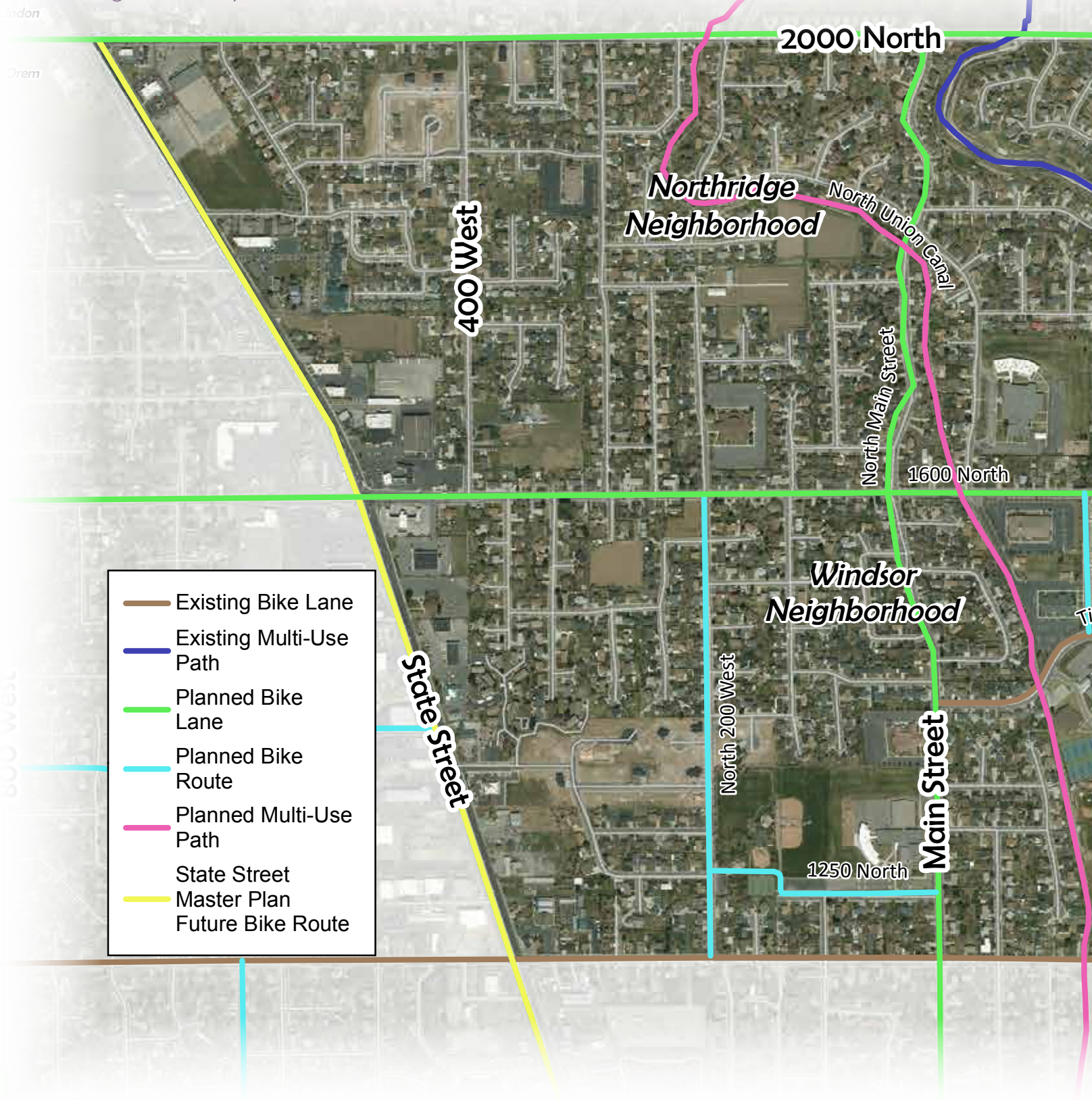
- Improve safety in schools zones.
- Complete bike network in neighborhoods, especially to provide access to schools.
- Improve crossing at 1600 N & 400 E with Murdock Canal Trail; 1600 N & Main; 2000 N & 725 E (Oak Canyon Junior High).
- Perform study on 2000 N and other urban collectors to determine where speeds may be adjusted up as appropriate.
- Address parking concerns at parks and green spaces.
- Improve transit services on State Street.
- Improve transit access to the business park.
- Improve access to trails and parks throughout the neighborhoods by completing sidewalk connections and improving pedestrian street crossings.



Residents Would Like to See Improvements Made at the Crossing at 1600 N & 400 E with Murdock Canal Trail



Figure 4.6 Bicycle and Pedestrian Plans



Lindon

Orem

Heatheridge Neighborhood

Skyline Drive

Cascade Drive

1600 North

Murdock Canal

Timberwolf
Trail
mpanogos Boulevard

400 East

1200 North

800 East

1200
North



Objectives

- Maintain property values.
- Continue current zoning standards that buffer commercial development and maintain the primarily single family residential nature of the neighborhoods.
- Allow a study to be completed for the North Village District (1600 N and State Street) to consider a plan for new retail, office, and residential redevelopment.
- Improve the functioning and aesthetic appeal of State Street to ensure that high quality land uses want to locate in this area.



5.1 PROPERTY VALUES

State law mandates that all property is subject to taxation unless otherwise exempted. Your property taxes support necessary services provided to the residents of Orem and Utah County. These include city services, law enforcement, fire protection, education, parks and recreation, and other vital services. Property taxes are based on the market value of your property, which includes the value of both the land and improvements (such as a house). The Utah County Assessor is responsible for appraising all property in the City of Orem. **Figure 5.1** displays the most recent assessment of total taxable value for parcels in the neighborhoods. Note

that the highest assessed values are the commercial properties along State Street and in the Canyon Park Technology Center.

Value is determined in accordance with accepted appraisal standards and techniques. There are three approaches to value which are considered and used as appropriate. These approaches to value are based on:

- Sales in the market place
- Income generated or that could be generated by a property
- The cost to replace or construct a similar property

Figure 5.1 Total Taxable Value by Parcel, 2016

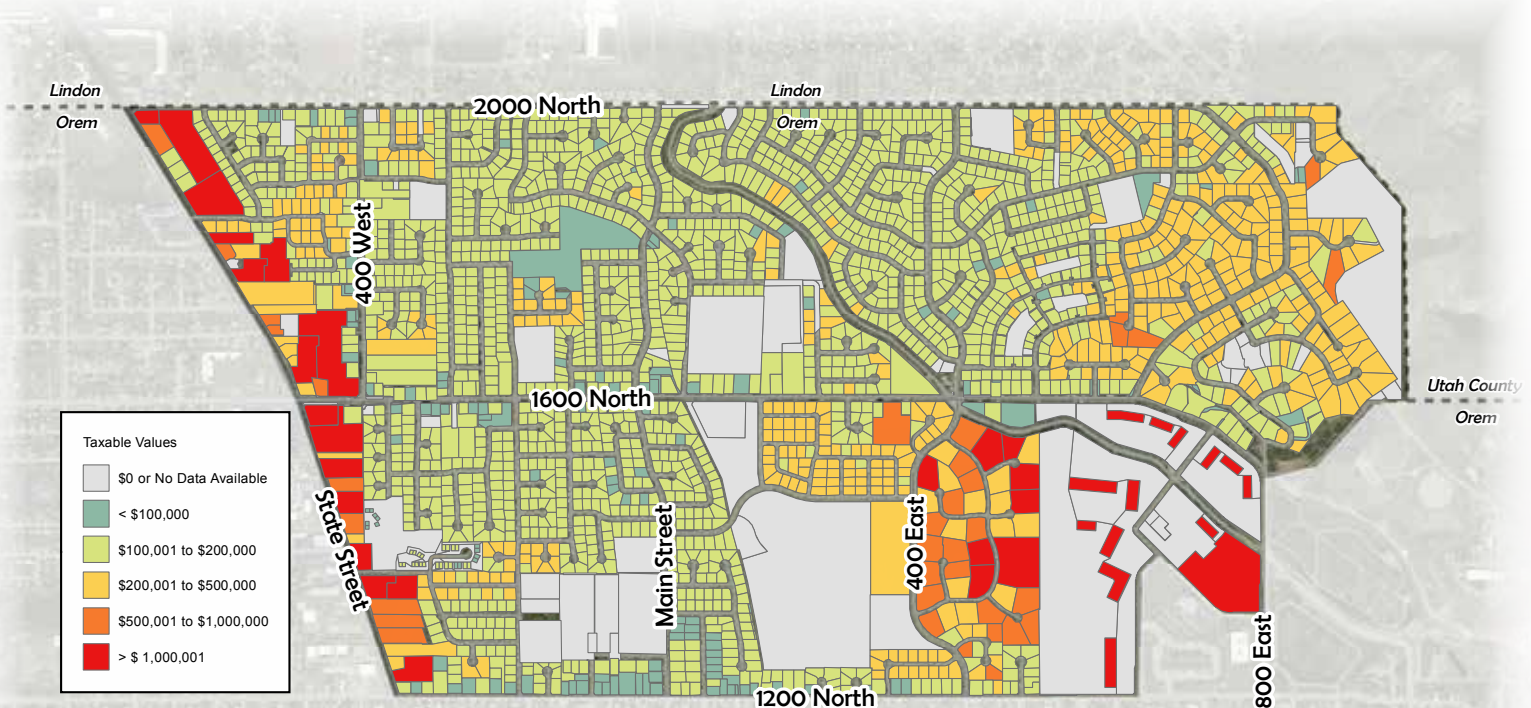


Figure 5.2 Property Tax Evaluation

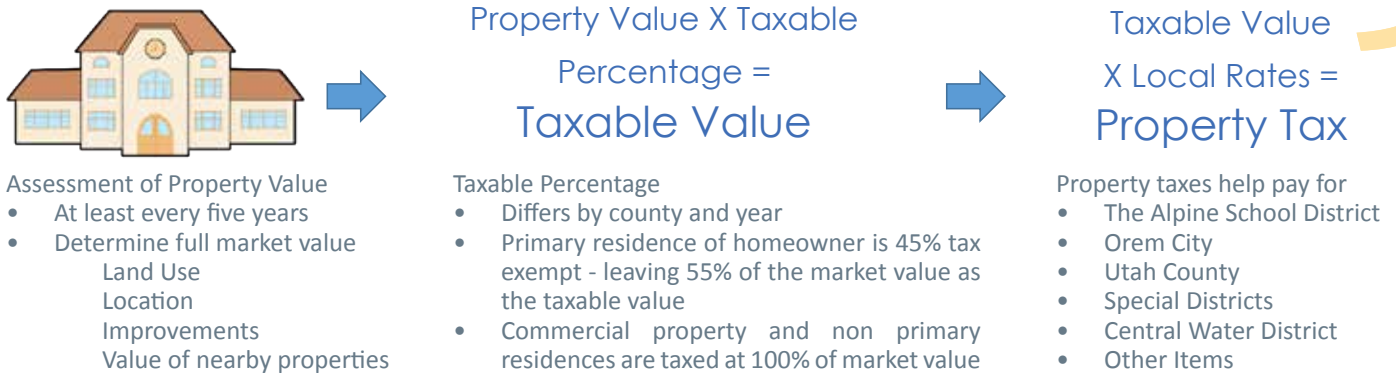
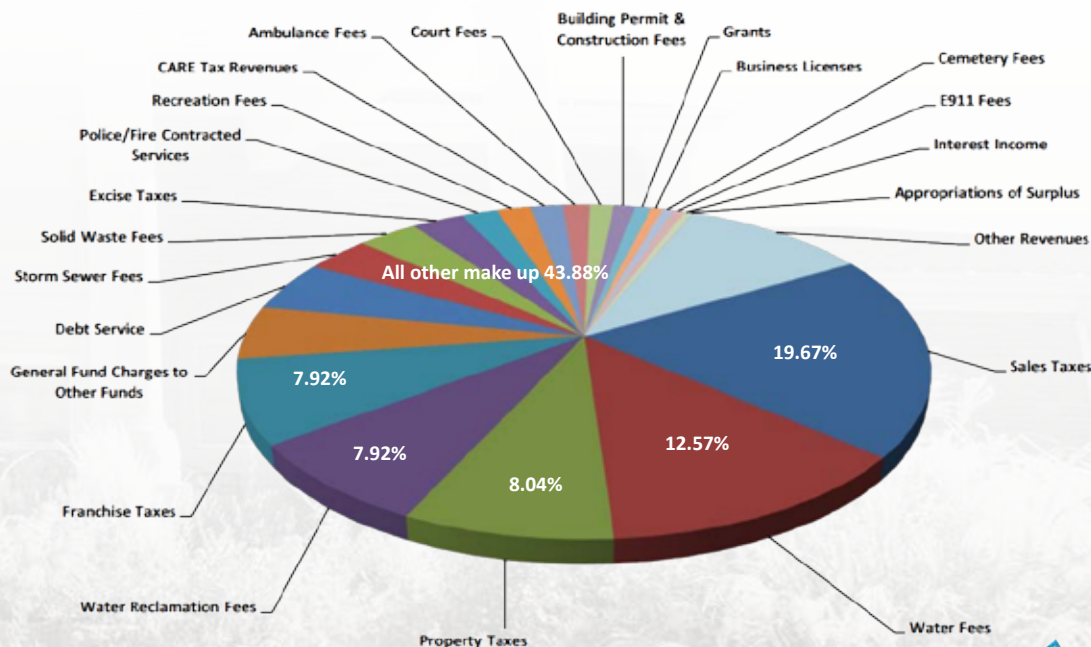


Figure 5.2 breaks down the valuation process in greater detail. For a home with a market value of \$200,000, the taxable value would 55%, or \$110,000. Property taxes would then be determined off this taxable value. The annual property tax rate for a home in the Northridge, Heatheridge, and Windsor neighborhoods was 0.01075% in 2016, of which the City tax made up 0.00155% (compared to 0.002091%

for the average city in Utah and 0.002377% for Provo). For a home with a taxable value of \$110,000, the estimated City portion of property taxes would be roughly \$172 in 2016. While property taxes are what most residents would assume make up the majority of the City's revenue, in reality property taxes account for only 8% of total revenue as presented in Figure 5.3.

Figure 5.3 Expected Orem City Property Revenues, Fiscal Year 2016-2017





1340 N State



1410 N State



1466 N State



1248 N State



1960 N State



1660 N State



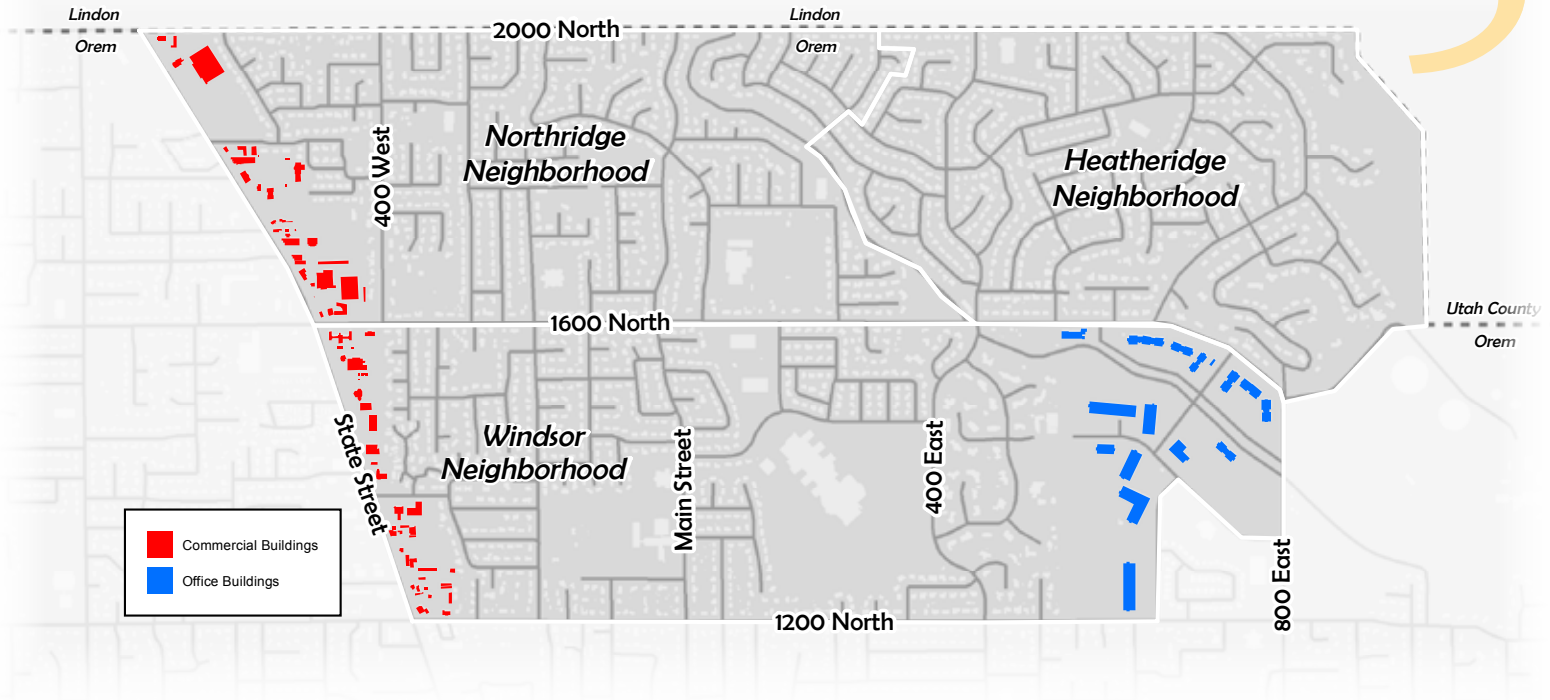
1990 N State



645 Timpanogos Pkwy



Figure 5.4 Commercial and Office Buildings



5.2 BUSINESSES AND JOBS

Neighborhood residents recognize that local businesses have an impact on the value and character of the neighborhoods. Currently there are an estimated 83 commercial buildings accounting for roughly 360,000 square feet of commercial space and 14 office buildings accounting for roughly 985,000 square feet of office space (see Figure 5.4). While there have been recent additions and renovations, the majority of these buildings are older.

These commercial and office buildings provide thousands of local jobs. As mentioned previously, the businesses located at the Canyon Park Technology Center are estimated to provide more than 7,000 jobs. In addition, the businesses in the commercial buildings along State Street account for hundreds more.

As these commercial and office buildings in the neighborhoods continue to age, residents are concerned with the condition of the buildings and the type of tenants who may occupy them. Residents do not want to see vacant and underutilized commercial buildings in their neighborhoods.

Increasing the attractiveness and functionality of streets, particularly along State Street, would help encourage new, desirable businesses to locate in the area and old businesses to re-invest in their properties. In addition, residents want to increase access from the neighborhoods to these commercial areas for pedestrians and bicycles, so that those who live and work in the area do not have to rely on a car year round to get to work. This would be expected to alleviate some of the growing vehicle congestion in the neighborhoods.



5.3 FUTURE PLANS

The City of Orem is continually working on future plans to ensure the economic vitality of the City. Two of these plans that have an impact on the neighborhoods are the State Street Corridor Master Plan and the Economic Development Strategic Plan.

State Street Corridor Master Plan 2015

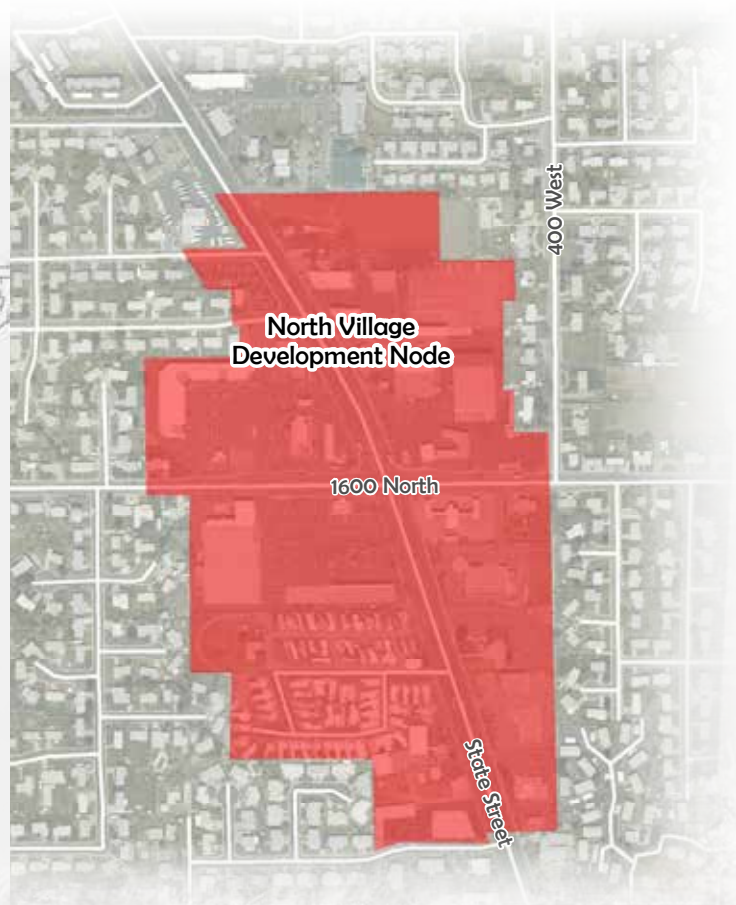
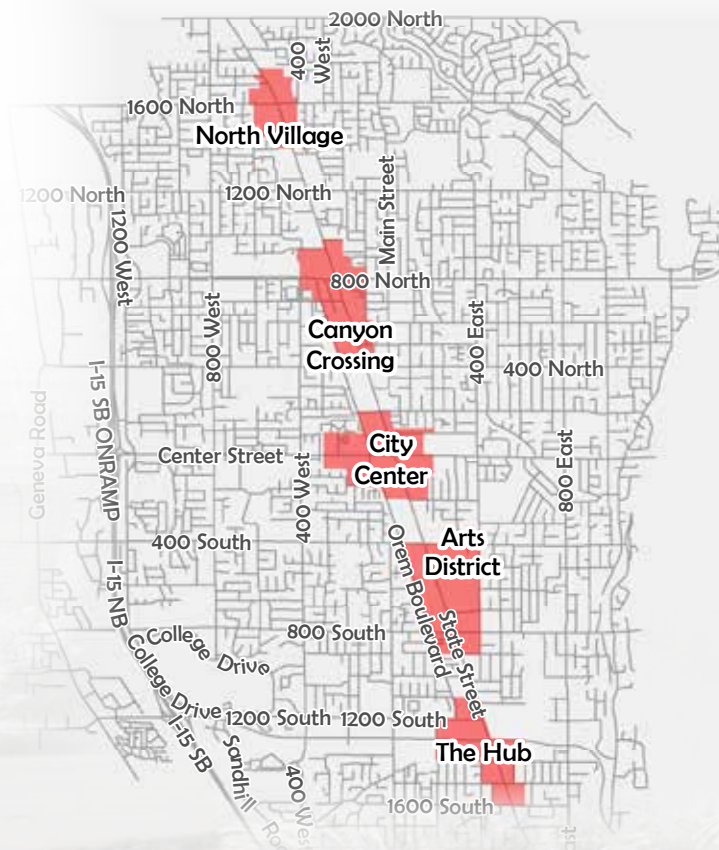
This plan was developed to establish a long term vision for the future redevelopment of the State Street corridor. Recognizing its importance as a transportation and business arterial in the City and Utah County, there is concern about how the corridor will continue to development to meet the needs of local residents and

regional demands.

The plan seeks to address topics such as transportation, housing, economic development, infrastructure improvements, urban design, transit, and open space. Some of the key elements of the plan relevant to these neighborhoods include:

- Development of the North Village district (see Figure 5.5) at the intersection of 1600 North and State Street to serve as a gateway to the surrounding neighborhoods. A study will be completed in the future to consider a plan for new retail, office, and residential redevelopment, relying on input from existing businesses and residents in nearby neighborhoods.

Figure 5.5 State Street Master Plan North Village Development Node



5

- Improving the safety and capacity of State Street by establishing a boulevard.
- Provide the flexibility to incorporate future transit on the regional corridor and develop a safe and complete bike-way along State Street.
- Preserve and connect existing neighborhoods.
- Local retail development with a focus of providing everyday services to the adjacent neighborhoods. This would include maintaining existing grocery uses, restaurants, and other services while developing opportunities for appropriate office users such as small-scale medical or professional office space.
- Appropriately buffering new developments with existing neighborhoods through a myriad of urban design tools, including building siting, setbacks, step downs, density restrictions, landscaping, signage, lighting, and other design elements.
- Concentrating new growth and redevelopment at the 1600 North intersection and maintaining existing zoning on other parts of the State Street corridor.
- Utilizing the North Village area as a community asset to encourage new public spaces and serve as a gateway to the adjacent neighborhoods through appropriate street enhancements, design standards, and infrastructure improvements.
- The Canyon Park Technology Center remains a major employment center and a significant source of tax revenue through the value of the office properties.
- Businesses at the intersection of 1600 North and State Street provide local retail needs and are an important retail hub for the City.
- One of the plan's city-wide goals is to stabilize the City of Orem's dependence of sales tax revenue by increasing employment opportunities and added property value to office space. This may be possible through expanded office development at the business park and the development of some new office uses along State Street.

5.4 CONCERNS & OBJECTIVES

While residents felt strongly that the neighborhoods should remain primarily single family residential in nature, they commented that the City should continue to invest in infrastructure and public spaces in the commercial areas of the neighborhoods to help maintain the value of these properties. The neighborhood objectives are summarized below:

- Maintain property values.
- Continue current zoning standards that buffer commercial development and maintain the primarily single family residential nature of the neighborhoods.
- Allow a study to be completed for the North Village District (1600 N and State Street) to consider a plan for new retail, office, and residential redevelopment.
- Improve the functioning and aesthetic appeal of State Street to ensure that high quality land uses want to locate in this area.

Economic Development Strategic Plan 2014

This plan evaluates current performance and long term opportunities to strengthen economic development throughout Orem. These neighborhoods are impacted by two areas identified in the plan: the Canyon Park Technology Center and the State Street corridor. Some of the key points in the report include:



PUBLIC WORKS

6

Objectives

- Increase the coordination between the Neighborhood residents and Public Works department.
- Monitor water usage on public properties and adjust as needed.
- Improve the lighting around parks, trails, and other recreational amenities.
- Seek community volunteer opportunities to assist public works in improving the neighborhood.



6.1 PUBLIC WORKS

The public works department for the City of Orem provides a large array of services including primary and secondary water access, storm water management, water reclamation, parks, the cemetery, urban forestry, streets, street lights, sidewalks, snow removal, and more. Their primary purpose is to improve and maintain the City's infrastructure and keep the neighborhoods functioning on a daily basis. [Figure 6.1](#) maps out street lights, ADA ramps, sidewalks, traffic signals, and detention basins in the neighborhoods. These are a few of the infrastructure improvements provided by and managed by the public works department.

The public works department performs several routine maintenance projects throughout the year. This includes flushing out the water system, sealing the roads, adding water pipes as needed, cleaning and

maintaining city water lines, and other road repairs. Flushing out the water systems takes place about once every four years in the Neighborhoods. Crack sealing on the roads happens approximately every 7-10 years.

Public Works employs full-time and seasonal summer staff to maintain the parks in the neighborhoods. Daily care keeps these places safe and clean. The advisory committee and residents expressed their desire for continued efforts and coordination to maintain the beauty and safety of these parks.

Public works has no large projects planned in the Neighborhoods at this time, but the department does have several small projects that will take place in the near future. Efforts by public works will continue in the future as the need arises. In addition, if a resident notices an issue with public works services, such as a street light outage or pothole, this can be reported



Orem Public Works Crew Members Help Install a New Water Line



online (at orem.org/departments/public-works) or by phone for a speedy resolution of the problem.

6.2 TOOL LENDING

The public works department has a tool lending library, where residents of the neighborhoods can borrow a wide variety of yard maintenance tools free of cost. These tools can be checked in and out at the Public Works building located at 1450 W 550 N. Residents mentioned the lack of yard maintenance in various locations throughout the neighborhoods. Increased awareness of the tool shed library provides a resource for renters and landowners to improve the beauty of their yards at minimal cost.

6.3 VOLUNTEERING

Volunteer groups often work in tandem with the Public Works department in order to improve the quality of life within the neighborhoods. These groups include civic groups, church groups, eagle scout projects, and others. Several beautification projects occur every year due to the efforts of volunteers. Examples of projects include the following:

- Adopt a Spot or Trail (available March-November)
- Court-appointed Community Service
- Eagle Scout Projects -Fire Hydrant Painting (available April-October)
- Leaf Raking (available November-April)
- Litter Patrol (available year round)
- Memorial Day Preparation at Orem Cemetery (available early-mid May)
- Orem Summerfest, <http://summerfest.orem.org>

(second weekend in June)

- Park Beautification Projects (available March-November)
- Soil Conservation and Reseeding (available spring and fall)
- Traffic Light Pole Cleaning (available year round)
- Weed Out Warriors (remove invasive weeds from public property)

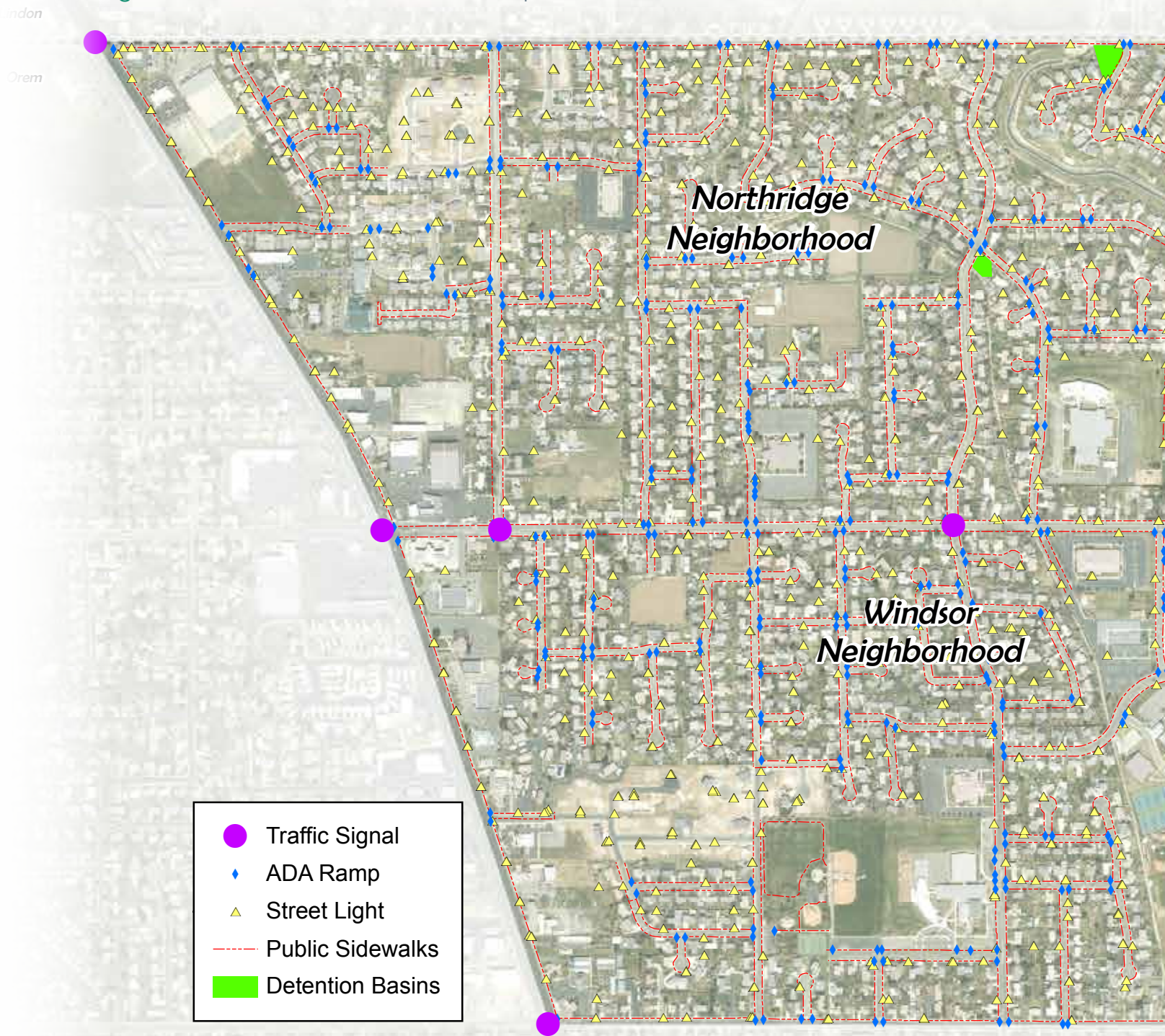
6.4 CONCERNS & OBJECTIVES

Overall residents felt like they were receiving great service from the public works department, particularly in regards to regular services such as garbage collection, snow removal, and road maintenance. However, residents did have a few suggestions for improvement. The majority of these suggestions focused on the objectives below:

- Increase the coordination between the Neighborhood residents and Public Works department.
- Monitor water usage on public properties and adjust as needed.
- Improve the lighting around parks, trails, and other recreational amenities.
- Seek community volunteer opportunities to assist public works in improving the neighborhood.



Figure 6.1 Selection of Public Works Improvements



Lindon

Orem

Heatheridge Neighborhood





NEIGHBORHOOD PRESERVATION

7

Objectives

- Maintain code and law enforcement to preserve a visually appealing and safe neighborhood environment.
- Continue to enforce city restrictions on illegal accessory apartments and over-occupied homes.
- Consider "Feed a Cop" program at the schools to promote positive relationship with law enforcement.
- Encourage more frequent neighborhood cleanup service projects.
- Address neighborhood concerns of illegal dumping at the local parks.



7.1 NEIGHBORHOOD PRESERVATION

The Northridge, Heatheridge, and Windsor neighborhoods are highly valued by those who live, work, and play in the area. All three neighborhoods are characterized primarily by single family residential, but other land uses exist including a some multifamily, office, and retail (as demonstrated in previous sections). There is also a considerable amount of public infrastructure including schools, parks, trails, and streets. These private and public places fit together in a unique way to contribute to the community's sense of identity.

As the homes, buildings, and infrastructure in these neighborhoods age, there is some concern that over time the identity of the neighborhoods will change for the worse. Residents are particularly concerned with crime, zoning violations, and redevelopment that may change the nature of the neighborhoods. While

it is expected that the Northridge, Heatheridge, and Windsor neighborhoods will be different in the future, it is within the power of residents to guide that change to preserve the best qualities for future generations.

7.2 HISTORIC PRESERVATION

Currently the neighborhoods have four locations listed on the local historic register, all of which are residential properties such as the two presented on this page. These places represent a unique time in Orem's past and can benefit future generations if they are well-preserved.

To be placed on the local historic register, a structure needs to be at least 50 years old, and have some historic significance. In the past, the City has appointed a commission to review and approve applications to be included in the local historic register. There is also a state and national historic register, details for which can be found online.



297 W 1600 N



325 E 1200 N



Police Officers Savage, Crook, and Jamison Serve as the Neighborhood Preservation Unit in Orem



7.3 CODE ENFORCEMENT

Several comments at neighborhood meetings involved code and law enforcement concerns. Residents expressed concerns regarding homes and businesses that were not being maintained or not being used as intended. These concerns can be mitigated through working with the Neighborhood Preservation Unit (NPU). The NPU consists of a special group of officers within the Orem Police Department who assist in the enforcement of laws related to neighborhood preservation and city code.

Figure 7.1 displays the complaints responded to by the NPU in 2016. Responding to these complaints requires considerable time and skill from the police officers assigned. When following up on a complaint, the laws of the City must be balanced by the individual rights of property owners as well as their personal limitations. Despite the challenges most cases present,

the officers of the NPU are dedicated to preserving the quality of life in the neighborhoods. To contact the NPU, visit <http://www.orem.org/npu>.

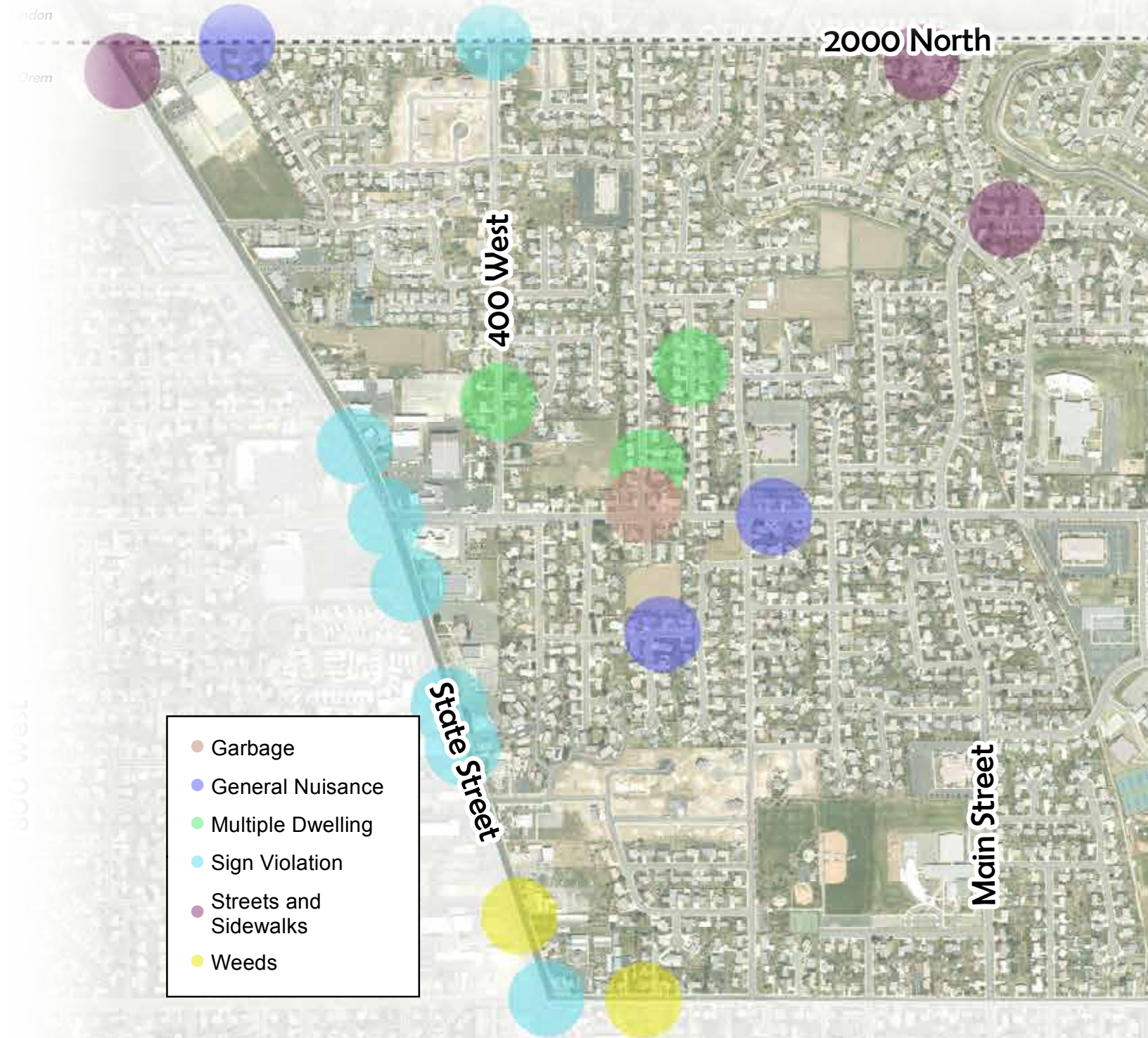
7.4 CONCERNS & OBJECTIVES

The major concerns and objectives of residents in the neighborhoods focused on the following points:

- Maintain code and law enforcement to preserve a visually appealing and safe neighborhood environment.
- Continue to enforce city restrictions on illegal accessory apartments and over-occupied homes.
- Consider "Feed a Cop" program at the schools to promote positive relationship with law enforcement.
- Encourage more frequent neighborhood cleanup service projects.
- Address neighborhood concerns of illegal dumping at the local parks.

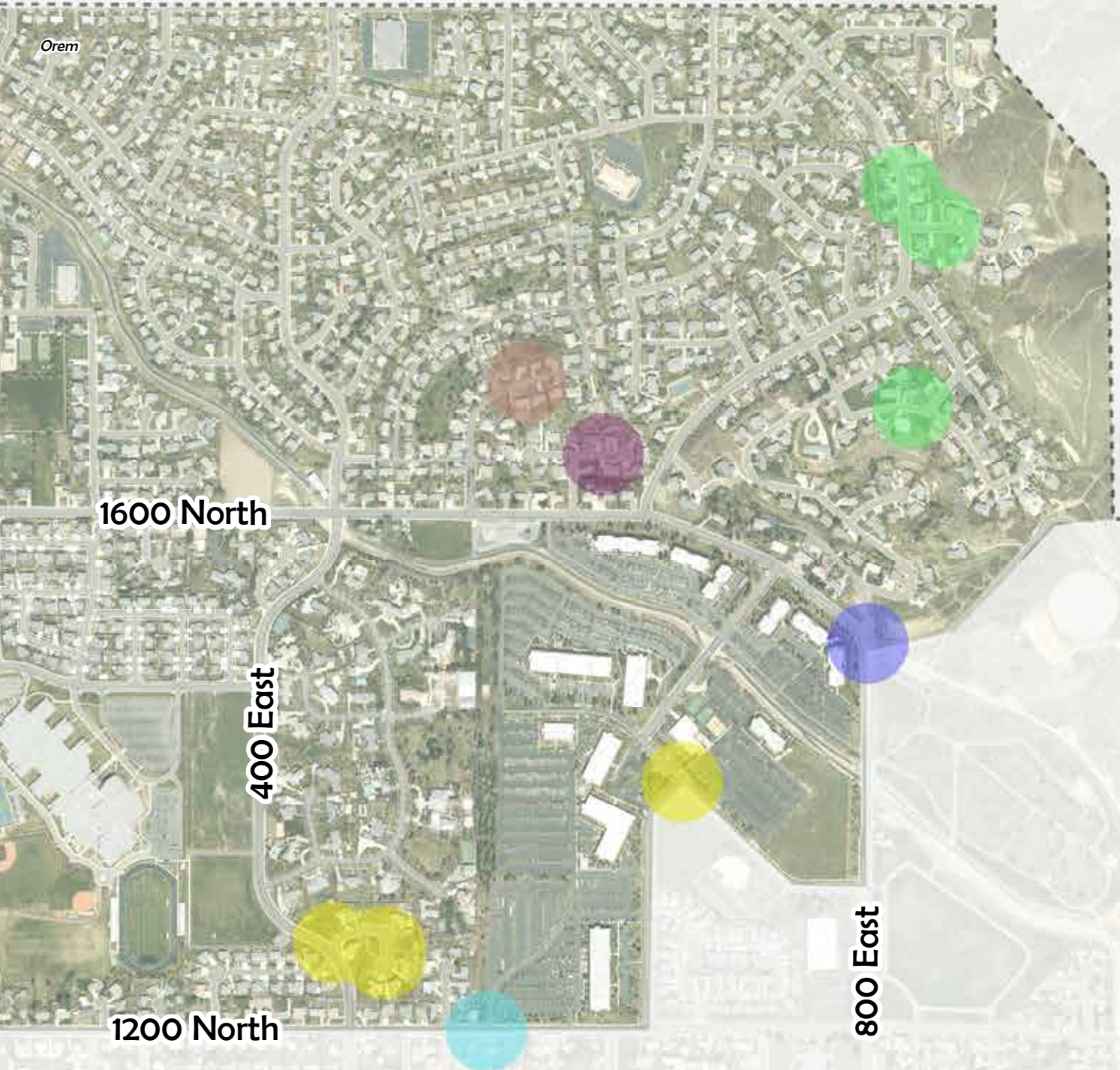


Figure 7.1 Complaints Responded to by the Neighborhood Preservation Unit, 2016



Lindon

Orem



1600 North

400 East

1200 North

800 East



IMPLEMENTATION

Vision Statement

We seek to maintain the nature and quality of our neighborhood by making neighborhood preservation a priority through appropriate land use decisions, growth management, and appropriately buffering new development on State Street; improving public safety on major corridors and around schools; and improving parks, trails, and other recreational facilities.



The Northridge, Heatheridge, and Windsor Neighborhood Plan is a guiding document for the future of the neighborhoods. Upon adoption by the City Council, this Plan will be integrated into the City of Orem's General Plan as an appendix. As a part of the General Plan, the Neighborhood Plan provides better guidance to the City staff, the Planning Commission, and the City Council as future developments and improvements are considered in the Neighborhoods.

8.1 FUNDING SOURCES

Orem Capital Improvement Plan

In order to allocate funding for specific projects within the neighborhoods, proposed improvements identified by City staff may be included in the City's Capital Improvement Plan (CIP) during future budget meetings. Examples of such projects include bike lanes, park improvements, sidewalk repair, or road connection completions. The CIP allows City staff to prioritize improvements for the Neighborhoods and secure funding with necessary departments to complete projects.

Grants

There are a limited number of grants and other funding opportunities from the City of Orem or the State of Utah to assist in local infrastructure improvements and neighborhood development. One of the goals of the neighborhood program is to raise awareness and seek funding opportunities to assist Orem residents in improving and preserving

their neighborhoods. Some of the current available funding sources include:

Orem Community Development Block Grant

Projects that qualify for this grant must adhere to the broad national priorities of "activities that benefit low- and moderate-income people, the prevention or elimination of slums or blight, or other community development activities to address an urgent threat to health or safety." More information about what this grant can be used for can be found at <http://www.orem.org/community-block-grants/>.

UDOT Safe Routes to School Program

The Utah Department of Transportation is committed to promoting safe routes for school-aged children. Funds are available via application to facilitate children walking or biking to school. These funds may be used for infrastructure (primarily new sidewalks, but also signage, bicycle parking, and school pavement markings, etc.), education, and encouragement. More information about this program and application can be found at www.udot.utah.gov

UDOT Transportation Alternatives Program

This program is available for projects that provide or enhance alternate transportation facilities. This could include historic preservation, recreational trails, facilities for non-drivers to safely access daily needs, environmental mitigation activities, and other improvement projects. More information



can be found at www.udot.utah.gov.

Recreational Trails Program

These funds are for the construction and maintenance of trails, as well as trail-related facilities such as trailheads or restrooms. This program requires a 50/50 sponsor match which can come from sponsor cash, volunteer work, or services. These funds do not cover non-trail related items such as campgrounds or landscaping. Projects are sent to the Combined Trails Advisory

Council to be approved. Once approved, the project begins and the local agency is reimbursed. More information can be found at stateparks.utah.gov.

Figure 8.1 serves as the benchmark for successful completion of ideas proposed in this Neighborhood Plan. “Priority” means that the specific action or objective has a higher priority.





Figure 8.1 Implementation Guide

Goal or Action	Affiliated group or implementation facilitator	Ongoing	Short-term	Mid-term	Long-term	Priority
Goal 1: Preserve neighborhood character while allowing proper growth and development						
Objective: Preserve the single-family nature of neighborhoods through low density development and appropriate infill	Development Services	X				
Action 1: Review Planned Residential Development (PRD) and Planned Development (PD) requirements to ensure appropriate infill design standards.	Planning Division		X			
Action 2: Implement stronger zoning codes to retain the character of the neighborhood	Planning Division		X			
Goal 2: Address current and future traffic congestion concerns						
Action 1: Incorporate traffic concerns into the general plan	Engineering Division		X			
Action 2: Maintain traffic capacities on major streets	Engineering Division	X			X	X
Goal 3: Improve non-vehicular access throughout the community						
Objective: Improve non-vehicular transportation options and safety, including bicycles and pedestrians	Engineering Division	X				
Action 1: Review implementation of Bike & Trails Master Plan	Engineering Division / Planning Division	X				
Action 2: Work with community organizations to promote safe bicycle practices and education	Planning Division / Police Department	X				
Objective: Improve trail and sidewalk facilities	Development Services			X		

Table 7.1 Implementation



Goal or Action	Affiliated group or implementation facilitator	Ongoing	Short-term	Mid-term	Long-term	Priority
Action 1: Apply for funding opportunities to support new trail and bike lane completion	Planning Division / Engineering Division		X			
Action 2: Investigate opportunity for a possible trail along the North Union Canal	Planning Division / Engineering Division				X	
Goal 4: Maintain and improve parks and recreational facilities						
Action 1: Review and update open space requirements in PD zones to include access to appropriate public open space amenities in residential neighborhoods	Planning Division			X		
Action 2: Identify potential new green space locations in the Neighborhoods in the Orem General Plan	Planning Division			X		
Goal 5: Improve coordination of ordinance enforcement						
Objective: Maintain the quality of existing housing stock and encourage compatible development through proper code enforcement	Development Services / Police Department	X				X
Action 1: Improve coordination between the Neighborhood Preservation Unit, Development Services, and residents	Planning Division / Building Inspection Division / Police Department	X				X
Action 2: Improve City communication with residents through the Neighborhood in Action Program	Planning Division / City Manager's Office		X			
Action 3: Better enforce ordinances with absentee landlords	Planning Division / Police Department	X				