

An aerial, artistic rendering of a city intersection. The scene shows a multi-lane road with a crosswalk, a bus, several cars, and pedestrians. Buildings, trees, and a park area are visible in the background. A semi-transparent grey box is overlaid on the bottom half of the image, containing text and logos.

**Wasatch Choice Vision: City & Town Centers**

Sandy City Council  
October 22<sup>nd</sup>, 2024

  
**WASATCH CHOICE**  
VISION

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**WASATCH CHOICE**  
VISION

# 4 Key Strategies



.....

Transportation choices



.....

Housing options



.....

Parks and public  
spaces



.....

City and town  
centers

# Wasatch Choice - Land Use

Wasatch Choice Map [#wherematters](#)



**WASATCH CHOICE**  
— VISION —

Vision Transportation **Centers & Land Uses** Economic Opportunities Parks & Public Spaces +



METROPOLITAN CENTERS



URBAN CENTERS



CITY CENTERS



NEIGHBORHOOD CENTERS



RESIDENTIAL AREAS



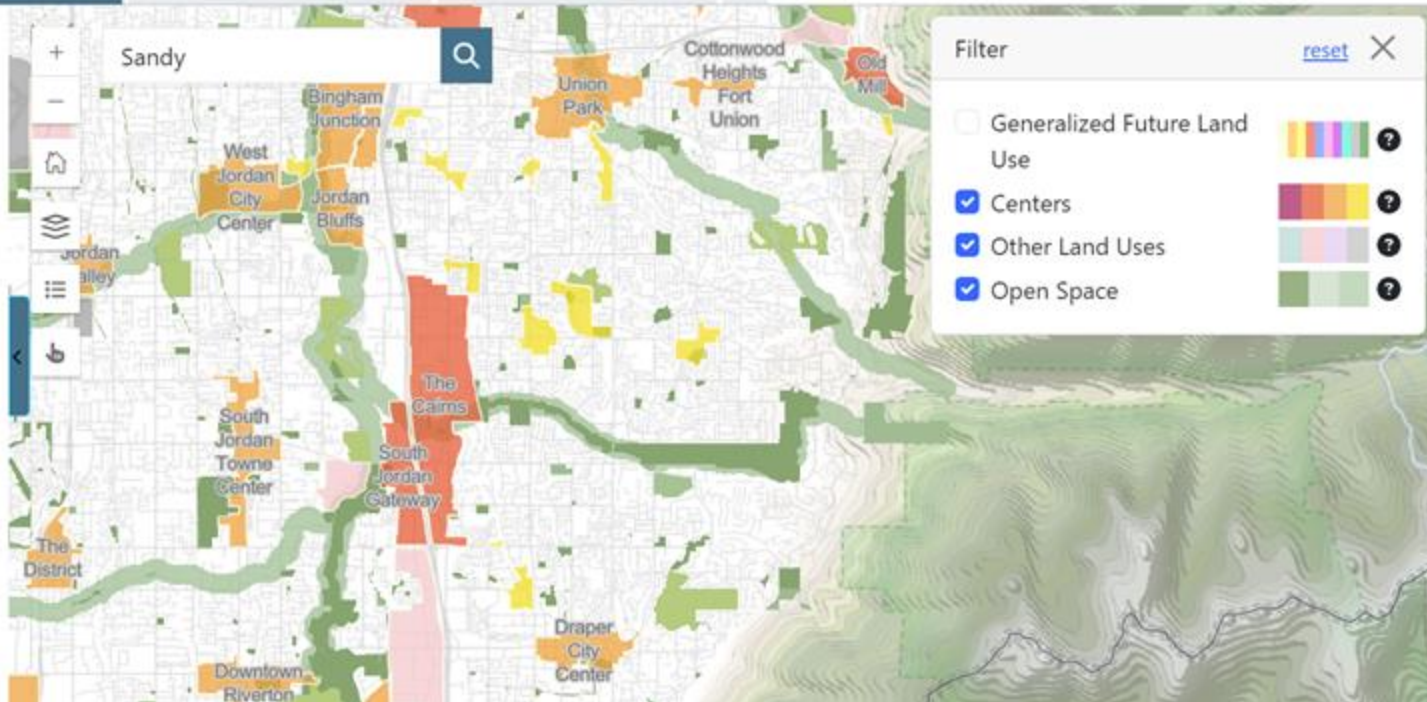
PARKS AND PUBLIC SPACES



EMPLOYMENT DISTRICTS



INDUSTRIAL DISTRICTS



# A Center is...

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1

**Walkable**

2

**Mix of uses**

3

**More intense  
than the  
surrounding**

# A Center is...

## 1. Walkable



SOUTH JORDAN

## 2. Mix of uses



BOUNTIFUL

## 3. More intense than the surrounding



SUGARHOUSE

# & there are other things that make a Center successful

## Design elements:

- Housing choices
- Destinations
- Buildings oriented to sidewalks
- Rear and shared parking
- Trail connections
- Street trees, shade, greenery
- Programing or events
- Safety and comfortability

## Centers are not:

- Strip malls
- Office parks



HOLLADAY,  
UTAH



LOGAN, UTAH



MURRAY, UTAH

# Wasatch Choice Centers



NEIGHBORHOOD CENTERS



CITY CENTERS



URBAN CENTERS



METROPOLITAN CENTERS



LESS INTENSE

MORE INTENSE

# Neighborhood Center

1-3 Stories

Standard Bus



# Neighborhood Center

1-3 Stories

Standard Bus



# Neighborhood Center

1-3 Stories

Standard Bus



# City Center

1 - 4 Stories

Enhanced Bus



# City Center

1 - 4 Stories

Enhanced Bus



# Urban Center

2-8 Stories

Bus Rapid Transit



# Urban Center

2-8 Stories

Bus Rapid Transit



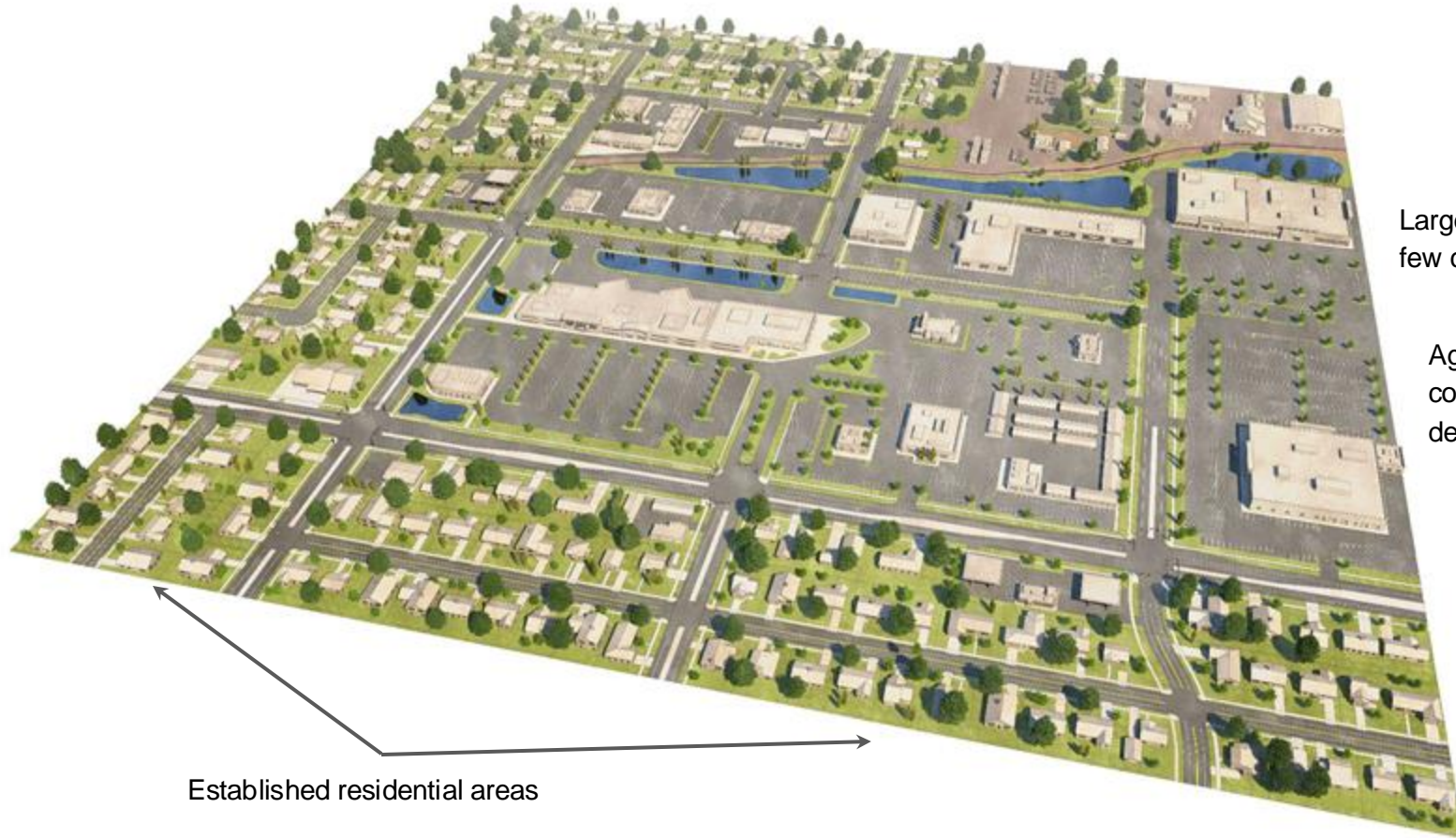
# Metro Center

3 - 10+ Stories

Rail Transit



# Redevelopment Opportunity (Existing Context)



Large blocks,  
few connections

Aging  
commercial  
development

Established residential areas

# Modeled Redevelopment - City Center

2.5 - 3 Stories

Enhanced Bus



New housing strengthens existing retail

Smaller blocks, more walkable


Future redevelopment phase

**More Housing Choices:**  
Townhomes, Twin Homes,  
Apartments, Condos,  
Small Lot Single Family

# Benefits of Centers

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- ↑ Biking, walking, and transit use
- ↑ Property and sales tax per acre
- ↓ Street and utility costs per unit
- ↓ Indoor and outdoor water use per unit
- + Residents feel a “sense of place”
- + Ability to maintain open space, larger lots, or established businesses elsewhere in your community

An aerial, watercolor-style illustration of a city intersection. The scene shows a multi-lane road with a crosswalk, a bus, several cars, and pedestrians. Buildings, trees, and a park area are visible in the background. A semi-transparent grey box is overlaid on the bottom half of the image, containing text and a logo.

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