

ENVISION
UTAH QUALITY
COMMUNITIES
ACADEMY

HOW DO WE ENSURE GOOD DESIGN AND QUALITY OF LIFE?

HUMAN-SCALE DESIGN

Like old town centers, it should be easy and pleasant to walk from building to building and place to place. This is helped by wide sidewalks, lots of windows, parking behind buildings with entrances on the street, and a good mix of uses. Other amenities such as benches, planters, and trees also make a place feel like it's meant for humans, not just cars.

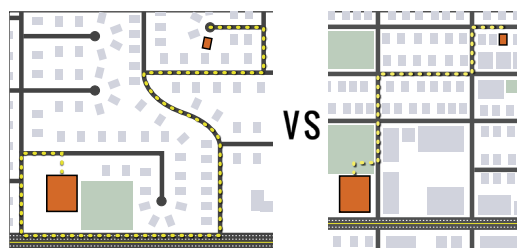
REASONABLE PARKING

Business parking standards are often designed to meet the "busiest day of the Christmas season" standard. Newer more reasonable standards exist. In well located and designed centers, people come by means other than car. This helps further reduce the need for parking. The best place for parking is underground, in well designed structures, or behind the building.

ACCESS TO RECREATION



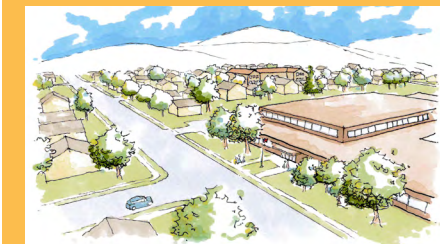
CONNECTED NETWORKS



CENTERS

Having a range of centers at different scales allows communities to incorporate all the destinations and services that people need to access. The size, location, and components of these centers vary and are determined by market needs, with different types of businesses and public services requiring different sizes of market areas.

NEIGHBORHOOD CENTER



VILLAGE CENTER



TOWN CENTER



URBAN CENTER



HOW DO WE PLAN FOR SCHOOLS, CHURCHES, AND LONG-TERM DEMOGRAPHICS?

A MIX OF HOUSING so that communities can be successful over time. Communities should not be designed for only one demographic at a time. Housing should cater to a range of ages and lifestyles. This ensures that different generations can live in the same area and children can live, grow, and possibly stay in the same communities where they are raised.



ALLOW PEOPLE TO AGE IN PLACE. With a good mix of housing it is possible for residents to remain in their communities as they age.

MAKE COMMUNITIES THAT ARE DESIGNED FOR MANY GENERATIONS. Churches and schools shouldn't be built for one generation then made obsolete. This requires collaboration between school districts, churches, cities, and developers to keep them all on the same page.

HOW DO WE MAINTAIN FISCAL SUSTAINABILITY FOR OUR CITIES AND TOWNS?

COMPACT GROWTH helps to lower costs per household because infrastructure doesn't have to stretch as far to get to each home or business. More compact growth also increases the tax revenue per acre. In addition, more households in a given area create a strong base to support local retail and office supply.

INFILL development utilizes existing buildings and infrastructure, which helps keep overall development costs down. Infill also helps centers by preserving and revitalizing existing communities. Both of these strategies alleviate the pressure on farmland to develop by using urban land more efficiently.



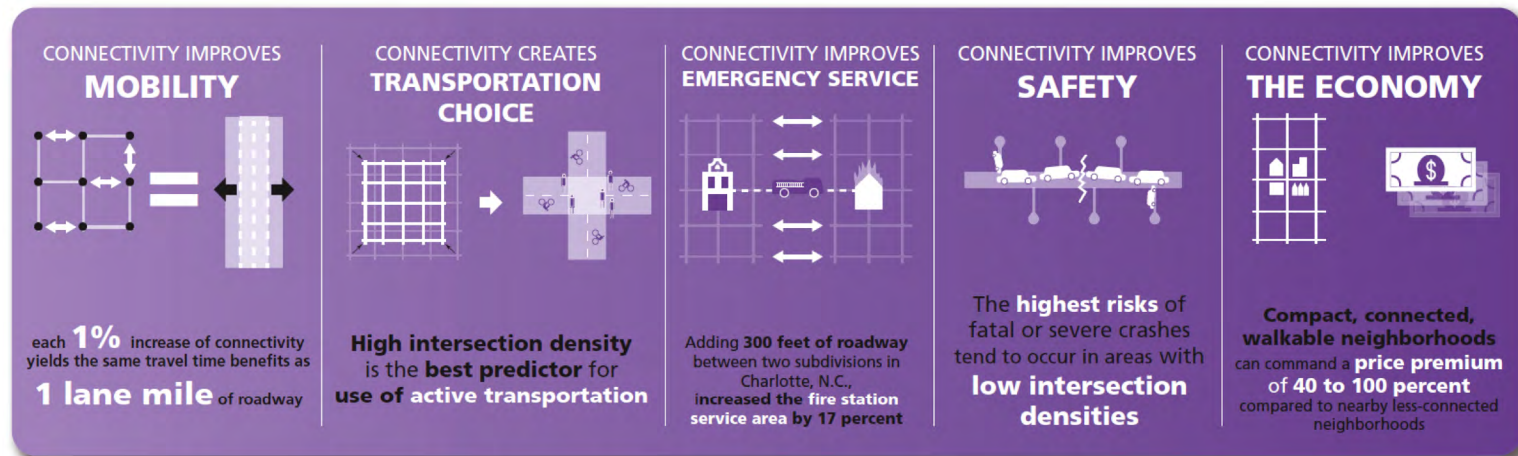
The challenge of growth.

Utah is growing. By 2050, our population will have almost doubled. How do we ensure that our children can stay in Utah and live in communities with good quality of life? Even though Utah is growing rapidly, with the right decisions we can still keep this a great place to live.

HOW DO WE IMPROVE CONVENIENT ACCESS TO JOBS, SERVICES, AND HOUSING?

CONNECTED STREET NETWORKS.

A well connected street network allows safe and convenient travel for pedestrians and cyclists and also reduces the total number of vehicle miles traveled by creating more direct paths. Connected street networks also take pressure off major routes by giving drivers efficient alternate paths that can also be used in case of emergencies that close primary routes.



COMPLETE STREETS.

Complete streets are designed to accommodate multiple modes of transportation in a way that is appropriate to the area. A complete street may include sidewalks, bike paths, bus lanes, medians, and numerous crosswalks.



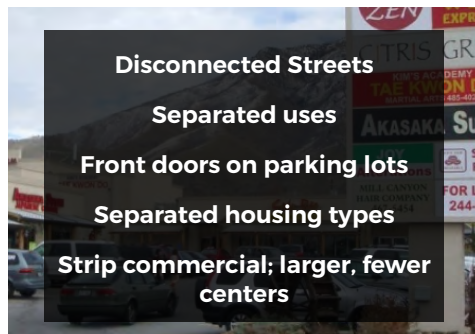
MIX OF USES. Mixing uses means there will be a greater variety of jobs, services, and amenities in close proximity to where people live. This means people can take fewer, shorter trips, and potentially have easier access to their places of work. Additionally, mixed use design makes it more convenient to access amenities without the use of a car because several necessary destinations can be clustered together rather than spread throughout a city.

HOUSING CHOICES. A variety of housing choices in every community gives people more freedom to choose where they live. This can improve access to daily services as well as make it more convenient for them to get to work.

HISTORIC DESIGN



AUTO-ORIENTED DESIGN



A RANGE OF CONNECTED CENTERS AT DIFFERENT SCALES:

What are the elements of a center?

- An organic mix of uses (such as shopping, businesses, housing, and cultural opportunities) based on market demands
- An interconnected network of streets and sidewalks that connect to neighborhoods and other centers
- Complete streets designed for all transportation modes including driving, walking, biking, and public transportation
- A variety of housing types
- Community gathering spaces
- Access to a network of parks and trails

What are the benefits?

- Better air quality
- Greater convenience for walking, biking, and public transportation
- Protects rural areas and single-family neighborhoods by taking the growth pressure off
- Increased tax revenue from struggling commercial areas that are revitalized
- Lower cost of living
- Less demand for water
- Greater variety of housing for people of different incomes, abilities, and stages of life
- Better access to good schools, healthcare, recreation, shopping, jobs, etc.
- Better-connected economy
- Increased tax revenue per mile of public streets and pipes
- More agricultural land and open space preserved
- Improved health

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