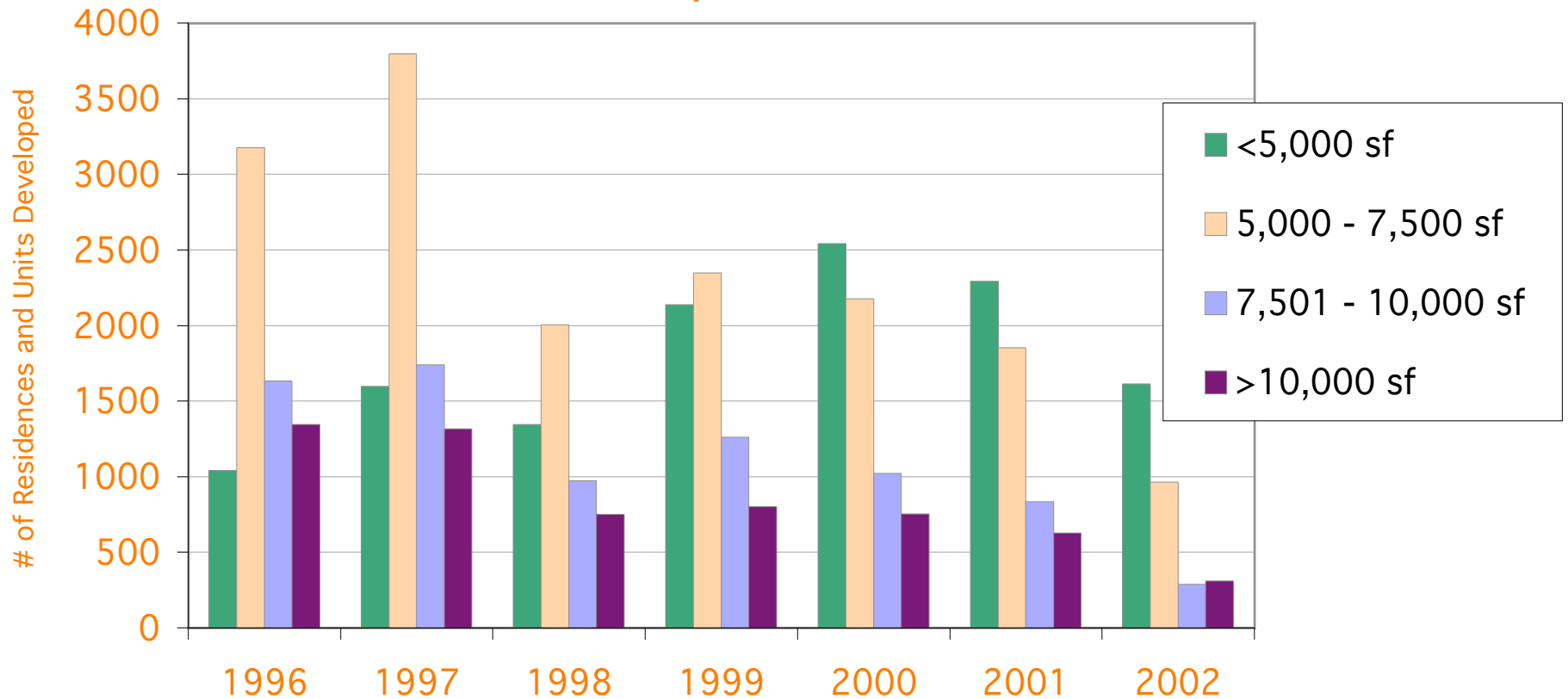
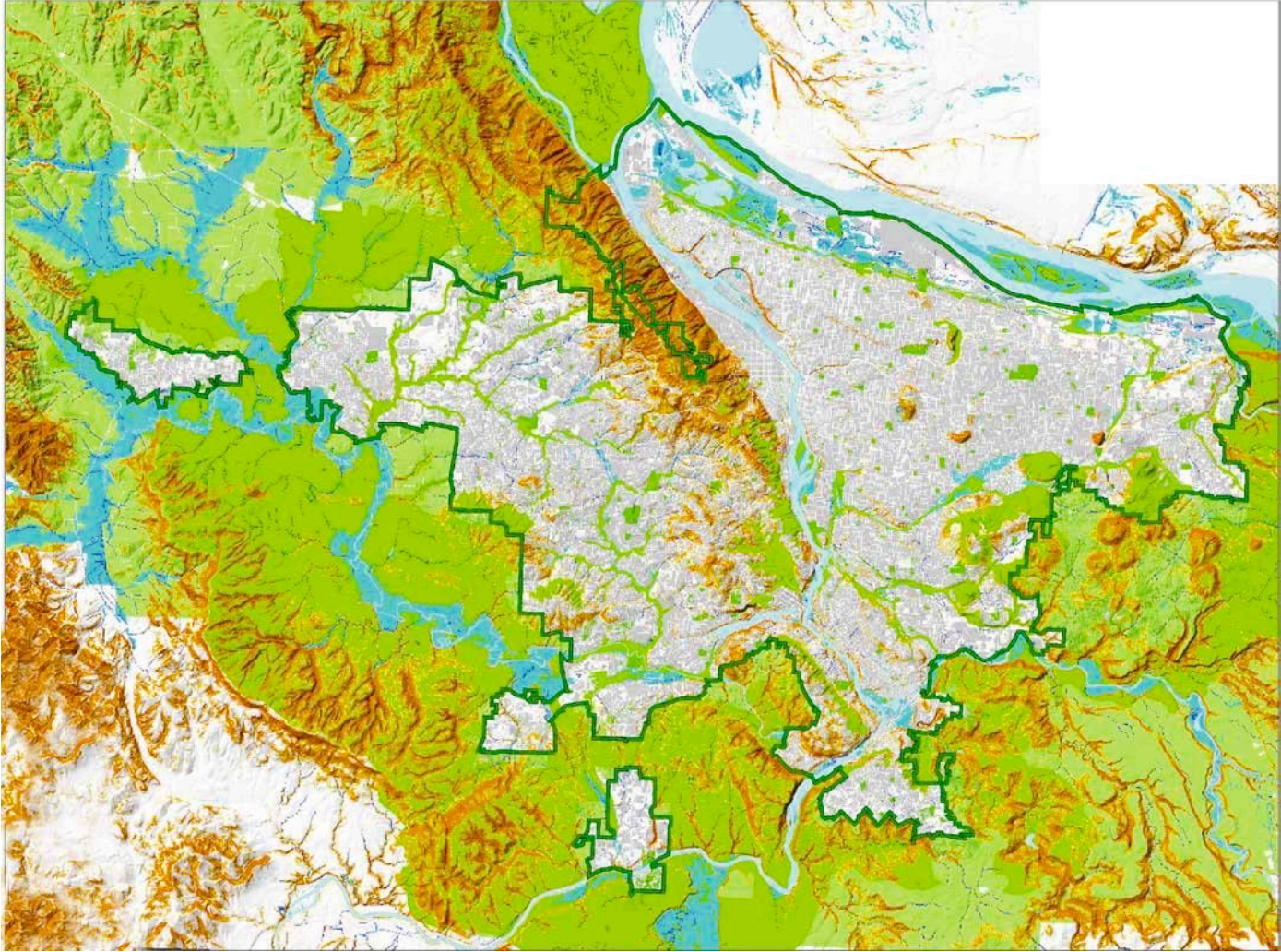


# Decreases in Average Lot

Average Lot Sizes of Single Family Detached Residences  
and Units Developed 1996-2002



Source: County tax assessors as compiled by Metro Data Resource Center













# Growth in the Greater Wasatch Area



## ➤ Population

1.6 to 2.2 million from 1995-2020

## ➤ Transportation

Average weekday VMT increases from 41 to 77 million

## ➤ Air Quality

Increased emissions will make it difficult to meet new federal standards

## ➤ Land Consumption

Urban land area will increase from 320 square miles to 590 square miles

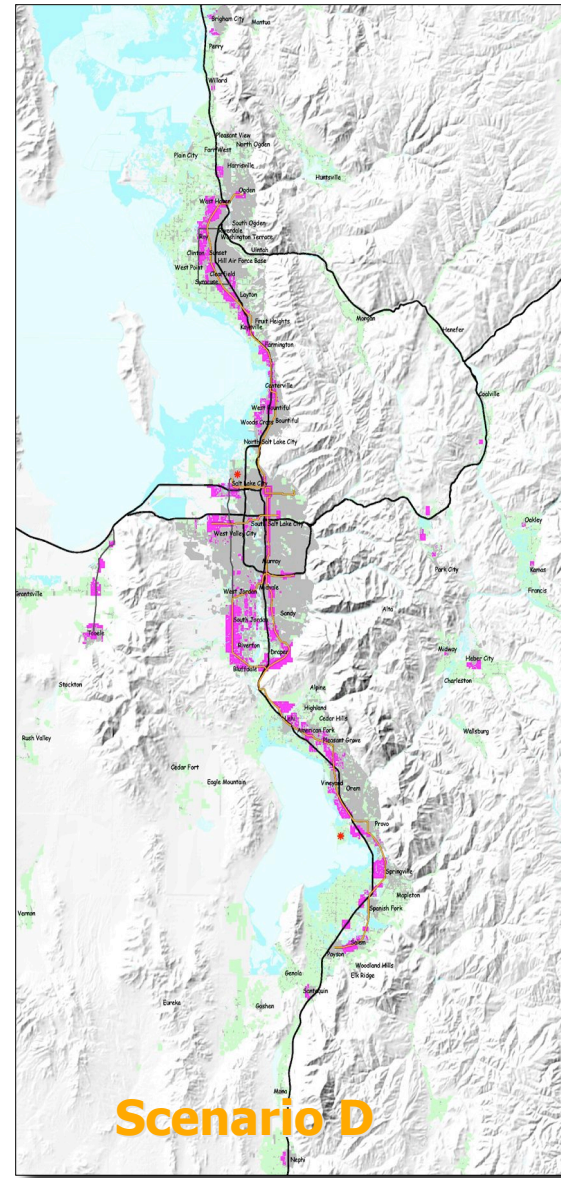
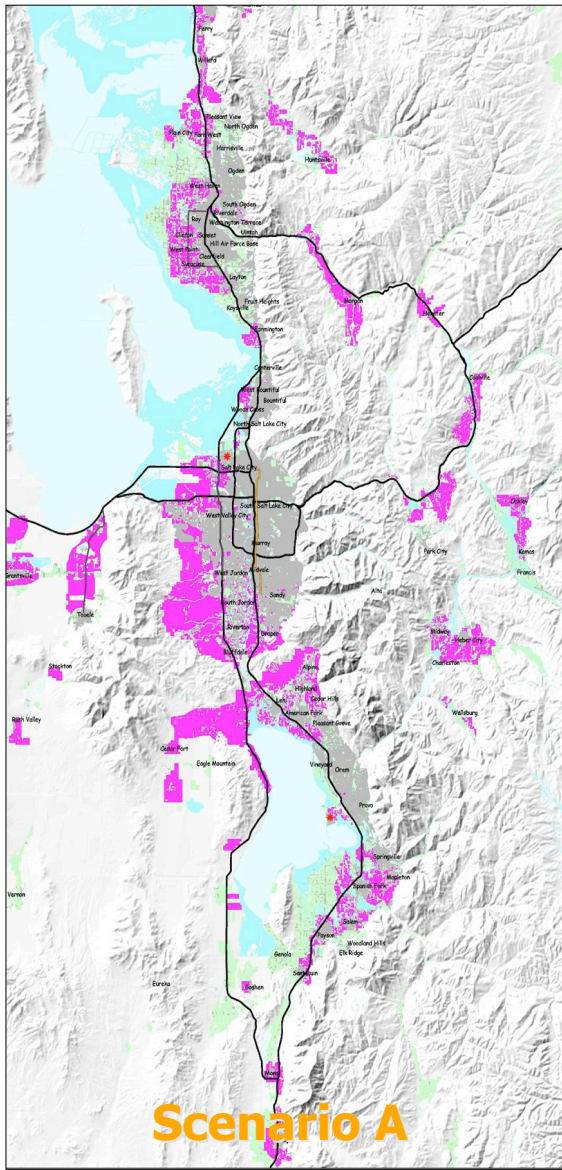




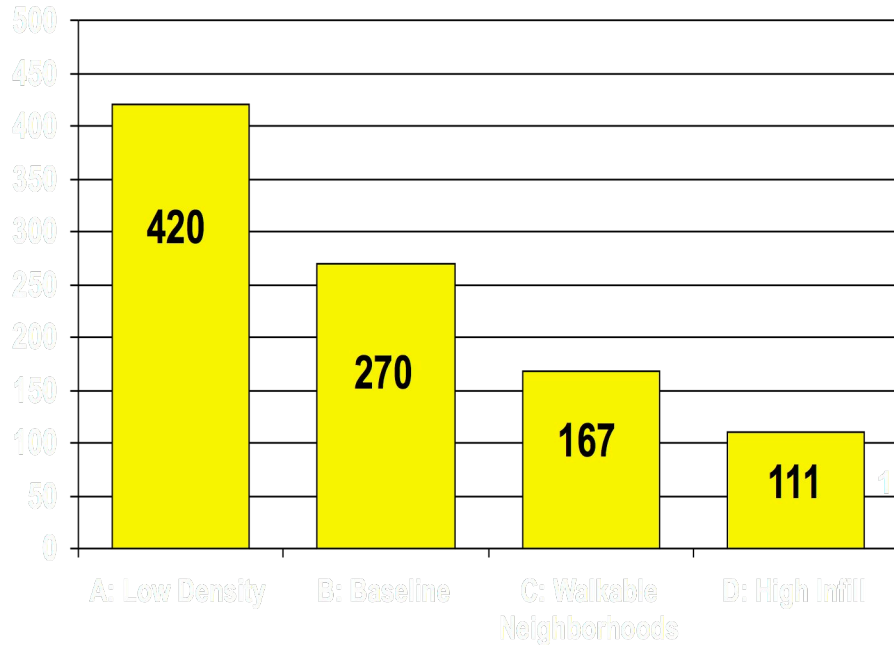
# Salt Lake Regional Context



# Regional Development Alternatives

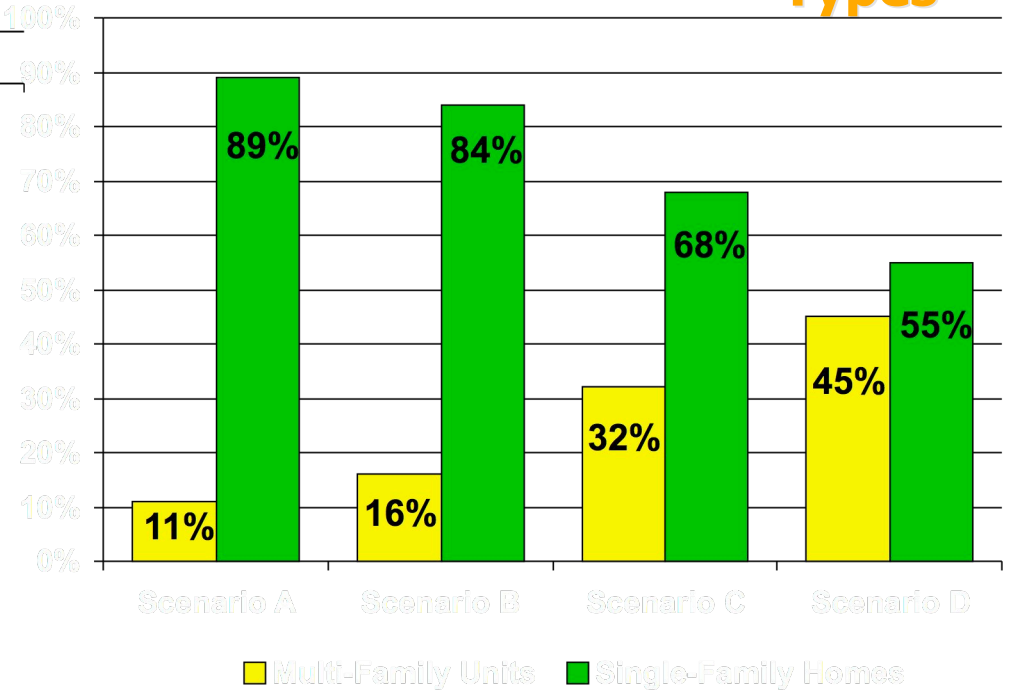


# Alternatives Analysis

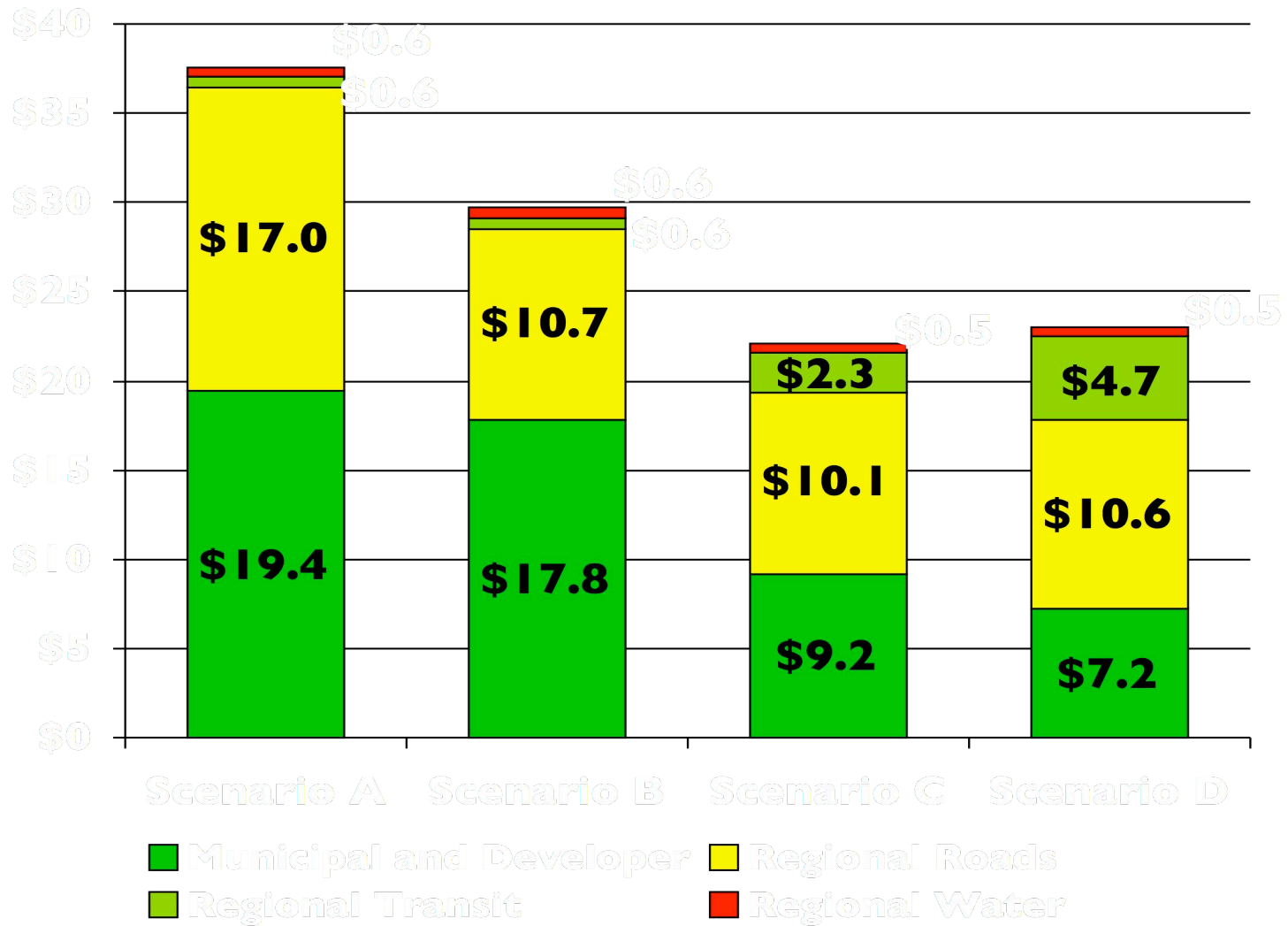


**Land Area Added**  
(square miles)

## New Dwelling Unit Types



# Alternatives Analysis



# Choosing a Preferred Alternative

## ➤ Newspaper & Web Survey

> 570,000 surveys distributed along with a newspaper spread describing the Alternatives

> 17,500 surveys returned by mail and website

### CHOICES FOR 2020 AND BEYOND

#### Scenario A:

**Description:** Scenario A shows how the region would develop if the pace of dispersed development occurring in some communities slows over time. New development would primarily take the form of single-family homes on larger lots. Other development would occur in existing urban areas. Transportation investments would support an emphasis on transit.

**New Details:** Average lot sizes and lot coverage for new development would increase. More of the new housing would be single-family homes on larger lots (1/4 to 1/2 acre) and larger, providing more space for landscaping, trees, and other amenities. The region would see a change in the mix of housing, with a shift toward detached single-family homes. The region would see an increase in the number of single-family homes on larger lots and other amenities. The region would see an increase in the number of single-family homes on larger lots and other amenities. The region would see an increase in the number of single-family homes on larger lots and other amenities.

**CHARACTERISTICS:**

**Housing:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Land:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Air Quality:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Water:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

#### Scenario C:

**Description:** Scenario C shows how the region might develop if the pace of dispersed development occurring in some communities slows over time. New development would primarily take the form of single-family homes on larger lots. Other development would occur in existing urban areas. Transportation investments would support an emphasis on transit.

**New Details:** Average lot sizes and lot coverage for new development would increase. More of the new housing would be single-family homes on larger lots (1/4 to 1/2 acre) and larger, providing more space for landscaping, trees, and other amenities. The region would see a change in the mix of housing, with a shift toward detached single-family homes. The region would see an increase in the number of single-family homes on larger lots and other amenities. The region would see an increase in the number of single-family homes on larger lots and other amenities.

**CHARACTERISTICS:**

**Housing:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Land:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Air Quality:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Water:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

#### Scenario B:

**Description:** Scenario B shows how the region would develop if the pace of dispersed development occurring in some communities slows over time. New development would primarily take the form of single-family homes on larger lots. Other development would occur in existing urban areas. Transportation investments would support an emphasis on transit.

**New Details:** Average lot sizes and lot coverage for new development would increase. More of the new housing would be single-family homes on larger lots (1/4 to 1/2 acre) and larger, providing more space for landscaping, trees, and other amenities. The region would see a change in the mix of housing, with a shift toward detached single-family homes. The region would see an increase in the number of single-family homes on larger lots and other amenities. The region would see an increase in the number of single-family homes on larger lots and other amenities.

**CHARACTERISTICS:**

**Housing:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Land:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Air Quality:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Water:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

#### Scenario D:

**Description:** Scenario D shows how the region might develop if the pace of dispersed development occurring in some communities slows over time. New development would primarily take the form of single-family homes on larger lots. Other development would occur in existing urban areas. Transportation investments would support an emphasis on transit.

**New Details:** Average lot sizes and lot coverage for new development would increase. More of the new housing would be single-family homes on larger lots (1/4 to 1/2 acre) and larger, providing more space for landscaping, trees, and other amenities. The region would see a change in the mix of housing, with a shift toward detached single-family homes. The region would see an increase in the number of single-family homes on larger lots and other amenities. The region would see an increase in the number of single-family homes on larger lots and other amenities.

**CHARACTERISTICS:**

**Housing:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Land:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Air Quality:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

**Water:** More single-family homes on larger lots. More detached single-family homes. More single-family homes on larger lots. More detached single-family homes.

### Growth Choices for the Year 2020

Consider the scenario: Please indicate your preferences according to the instructions below. Do not indicate your personal preferences for the kind of future you want for yourself, but rather what you think would be best for the region as a whole.

Instructions: 1) Fill in the oval within the scenario you like best according to each topic. 2) Then rank each topic according to how important it is to you by filling in the corresponding box in the left-hand column. (If a topic is important, but not important to you, two boxes may receive the same ranking.)

| Rank | Topic   | Scenario A          | Scenario B          | Scenario C          | Scenario D          |
|------|---|---------------------|---------------------|---------------------|---------------------|
| 1    | Example   | CAT                 | DOG                 | HORSE               | FISH                |
| 2    | Transportation Choices  |                     |                     |                     |                     |
| 3    | Infrastructure Cost 1998-2020 (Transportation, water, sewer, utilities) | \$54 billion        | \$40 billion        | \$22 billion        | \$23 billion        |
| 4    | Air Quality (1998 - 2020)   | 4                   | 2                   | 3                   | 3                   |
| 5    | Total Water Demand  | 216 billion gallons | 211 billion gallons | 264 billion gallons | 251 billion gallons |
| 6    | Walkable Communities (Walk to work, stores, school, transit)            |                     |                     |                     |                     |
| 7    | Average Size of Single-Family Lot                                       | .37 acre            | .35 acre            | .29 acre            | .27 acre            |
| 8    | Single Family Homes vs. Condos, Apts, & Townhomes                       | SF 77%, Condos 23%  | SF 75%, Condos 25%  | SF 68%, Condos 32%  | SF 62%, Condos 38%  |
| 9    | Amount of New Land Consumed: 1998 - 2020                                | 409 sq mi           | 325 sq mi           | 126 sq mi           | 85 sq mi            |
| 10   | Agricultural Land Consumed: 1998 - 2020                                 | 174 sq mi           | 143 sq mi           | 65 sq mi            | 43 sq mi            |

If you favor a less expensive scenario (Scenario C or D), what would you like to do with the money not spent for growth? Mark no more than three.

Education  Affordable housing  Attracting new business/jobs

Keep in the family budget  Urban renewal  Arts and culture

Human and social services  Police and fire protection  Preserve open spaces

If you favor a more expensive scenario (Scenario A or B), indicate where the additional money should come from to pay for growth. Mark no more than three.

Education  Affordable housing  Attracting new business/jobs

Increase Taxes  Urban renewal  Arts and culture

Human and social services  Police and fire protection  Preserve open spaces

- What is your 5-digit zip code?
- How old are you?  Under 18  18-24  25-34  35-44  45-54  55-64  65-74  75+
- What is the highest level of formal education you have completed?  Some high school  High school diploma or GED  Technical or vocational  Some college  College degree (BA or BS)  Post-graduate
- What is your annual household income before taxes?  Under \$20,000  \$20,000 - 40,000  \$40,000 - 60,000  \$60,000 - 80,000  \$80,000 - 100,000  Over \$100,000

- How many children under age 18 live in your household?  0  1  2  3  4  5  6  7  8+
- Which of the following best describes your occupation? (Select ONE)  Executive / Managerial  Armed Services  Owner / Self-Employed  Fabricator / Laborer / Artisan  Support staff / Clerical  Driver / Machine operator  Technician / Computer-related  Service Worker (food, cleaning)  Police / Fire / Postal  Student  Sales / Retail  Janitor  Teacher / Education  Retired

First Name  Last Name

Number & Street Address

City  State  Zip Code

Please provide your name and address if you would like to be added to the Envision Utah mailing list.

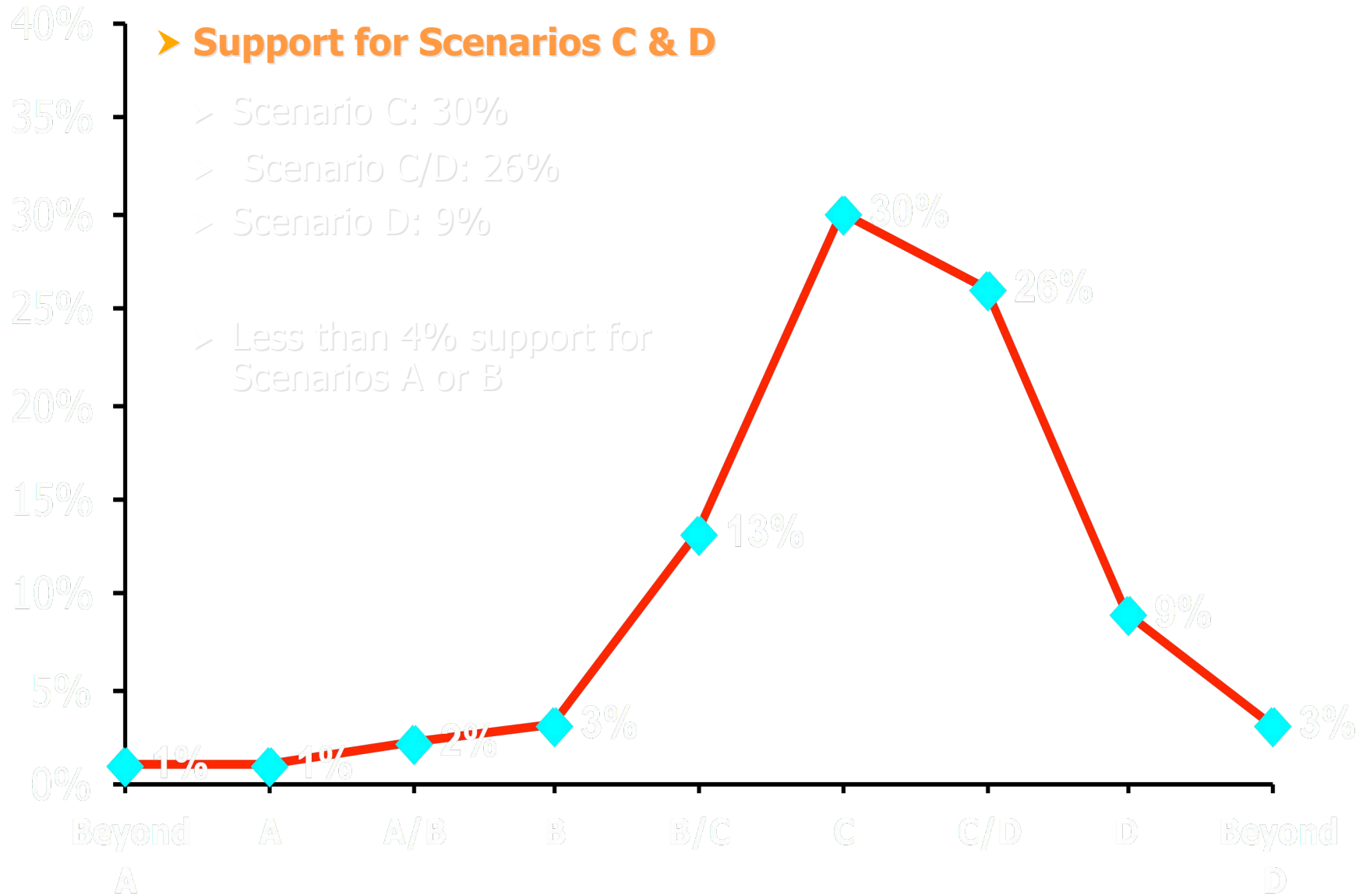
Envision Utah  
P.O. Box 27648  
Salt Lake City, UT 84130

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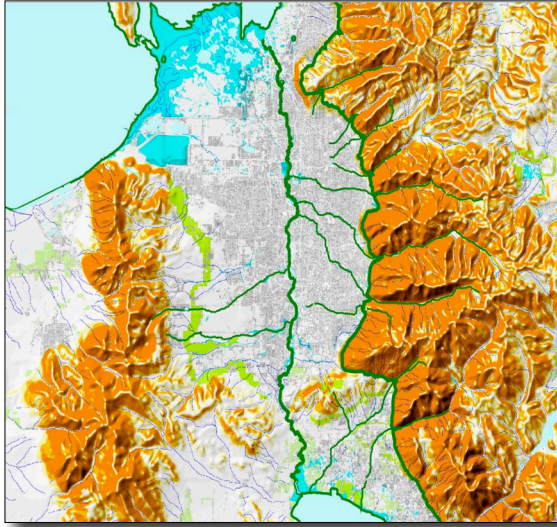
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Scenario A  Scenario B  Scenario C  Scenario D

# Choosing a Preferred Alternative

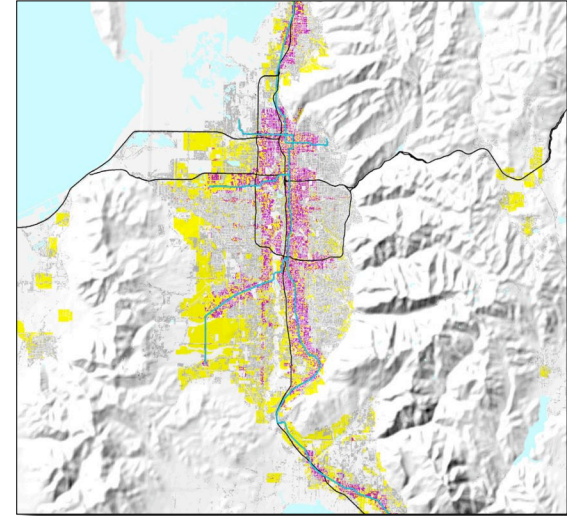


# Quality Growth Strategy

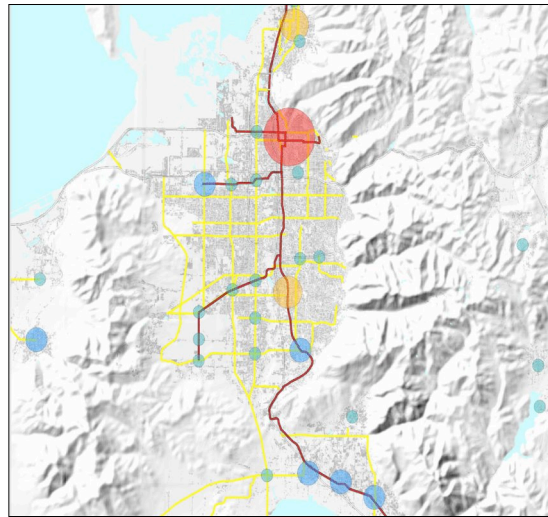


**Open Space & Constrained Land**

Layers



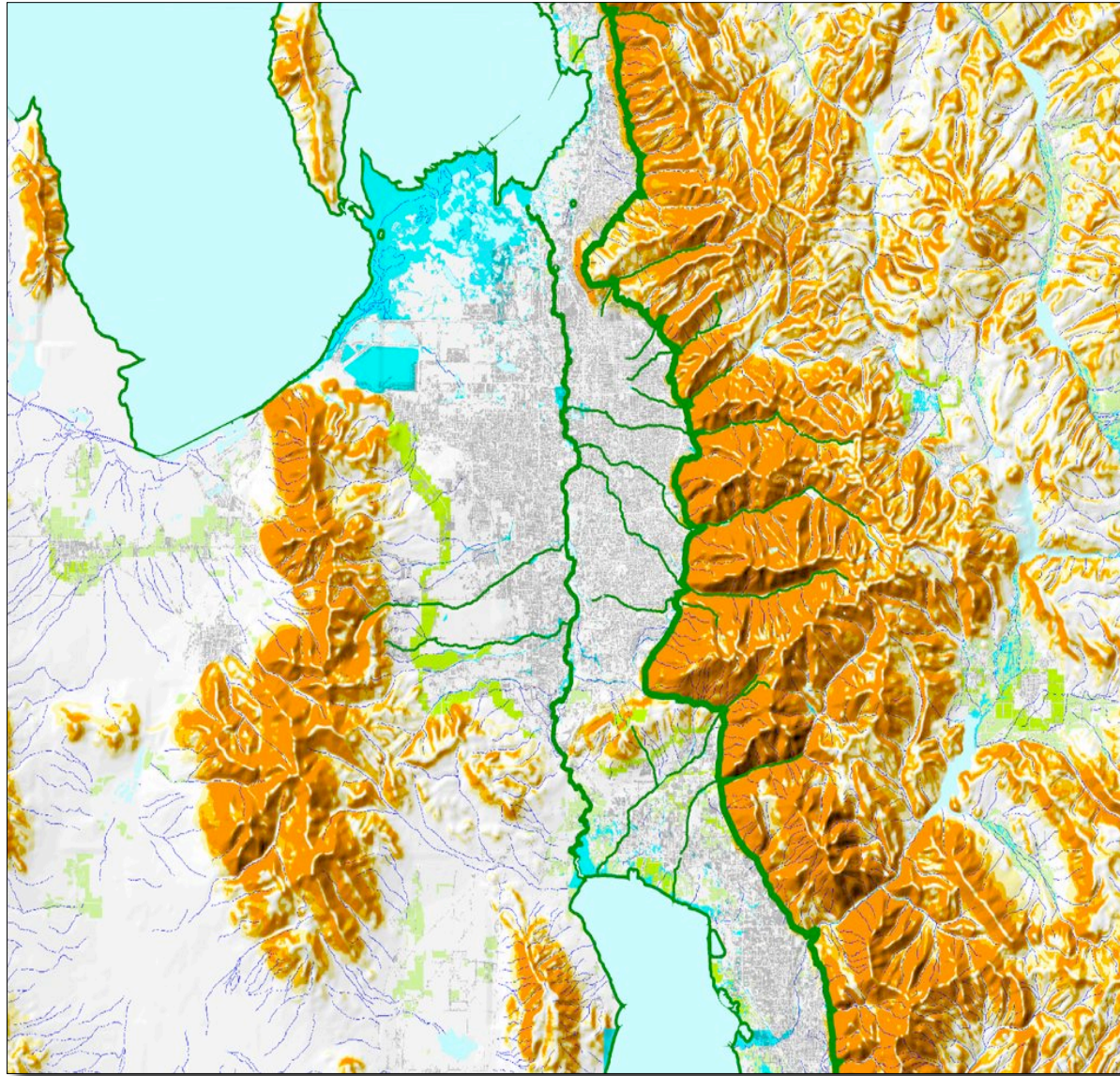
**New Growth & Redevelopment**



**Centers & Corridors**

# Quality Growth Strategy

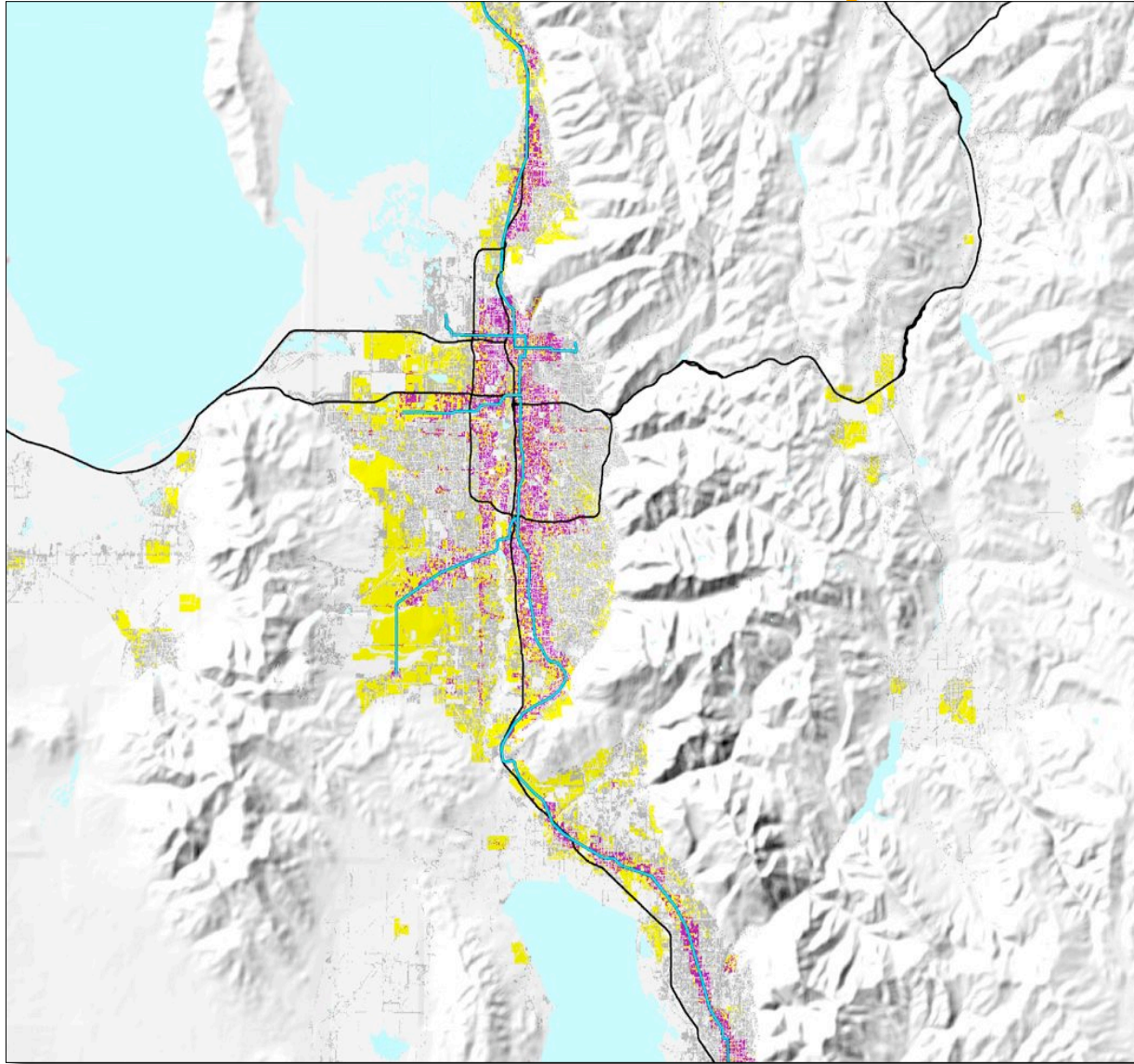
## Open Space & Constrained Land



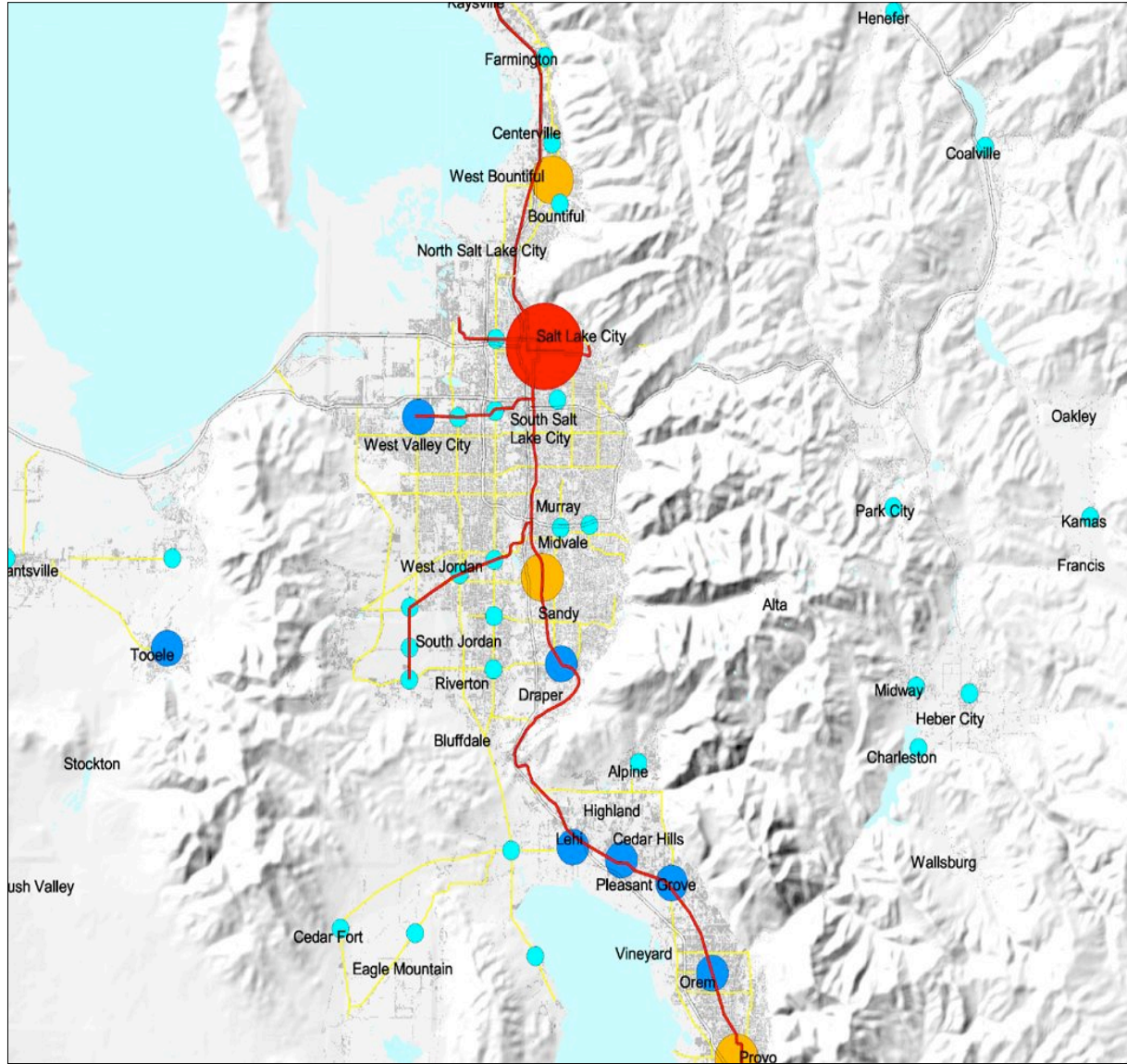


# Quality Growth Strategy

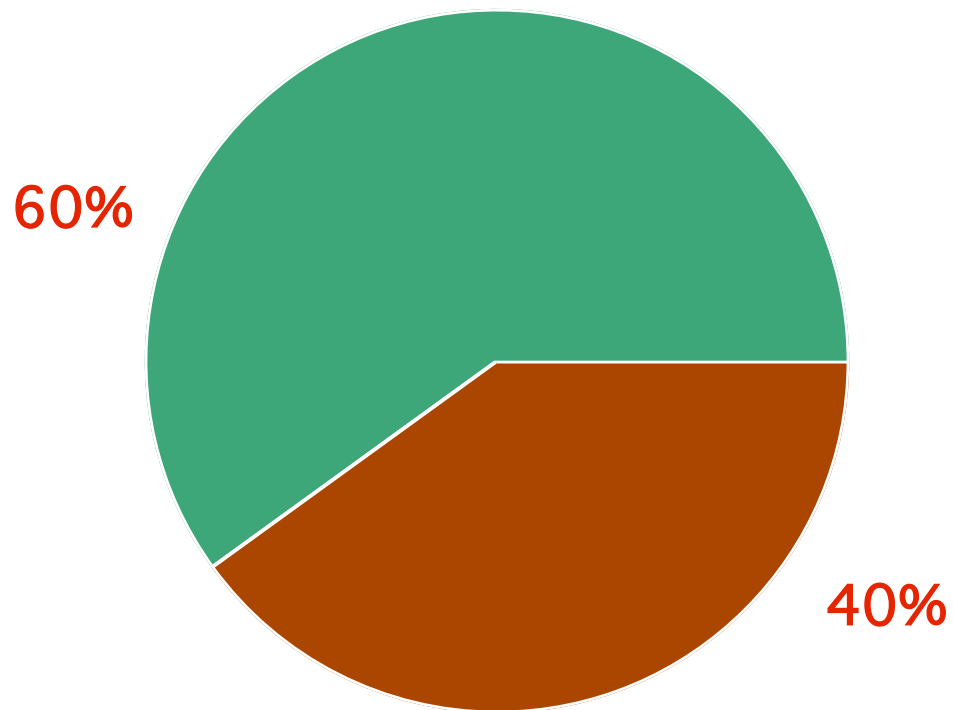
## New Growth & Redevelopment



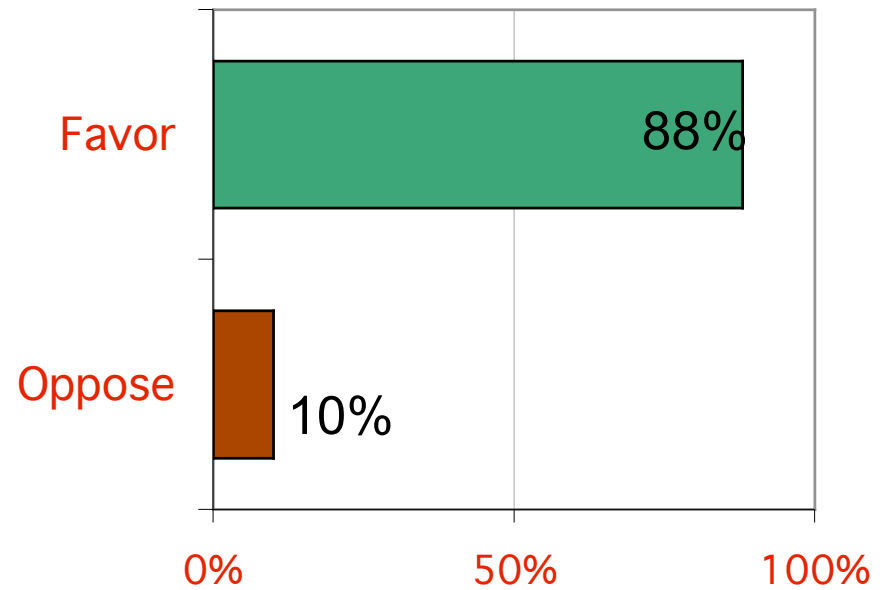
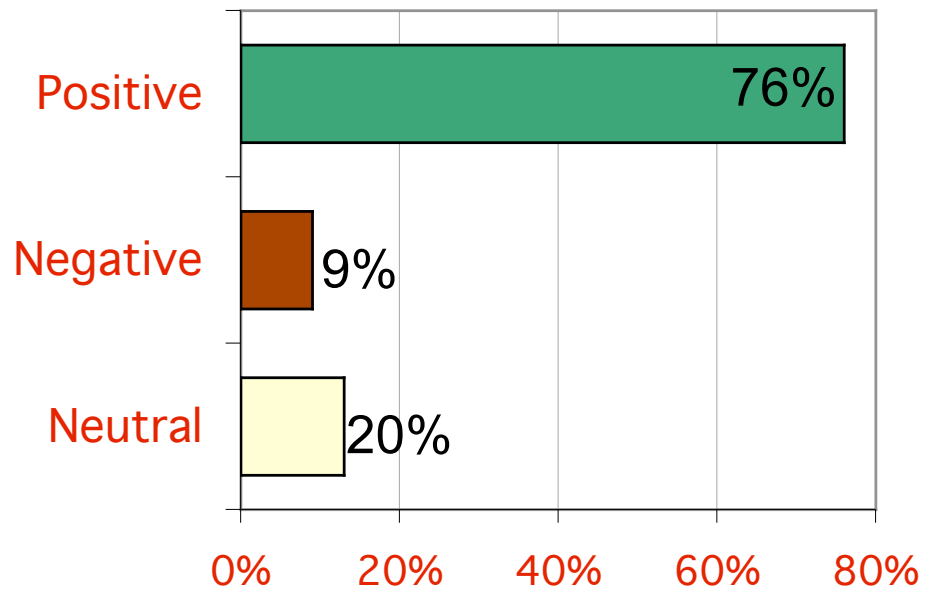
# Quality Growth Strategy Centers & Corridors

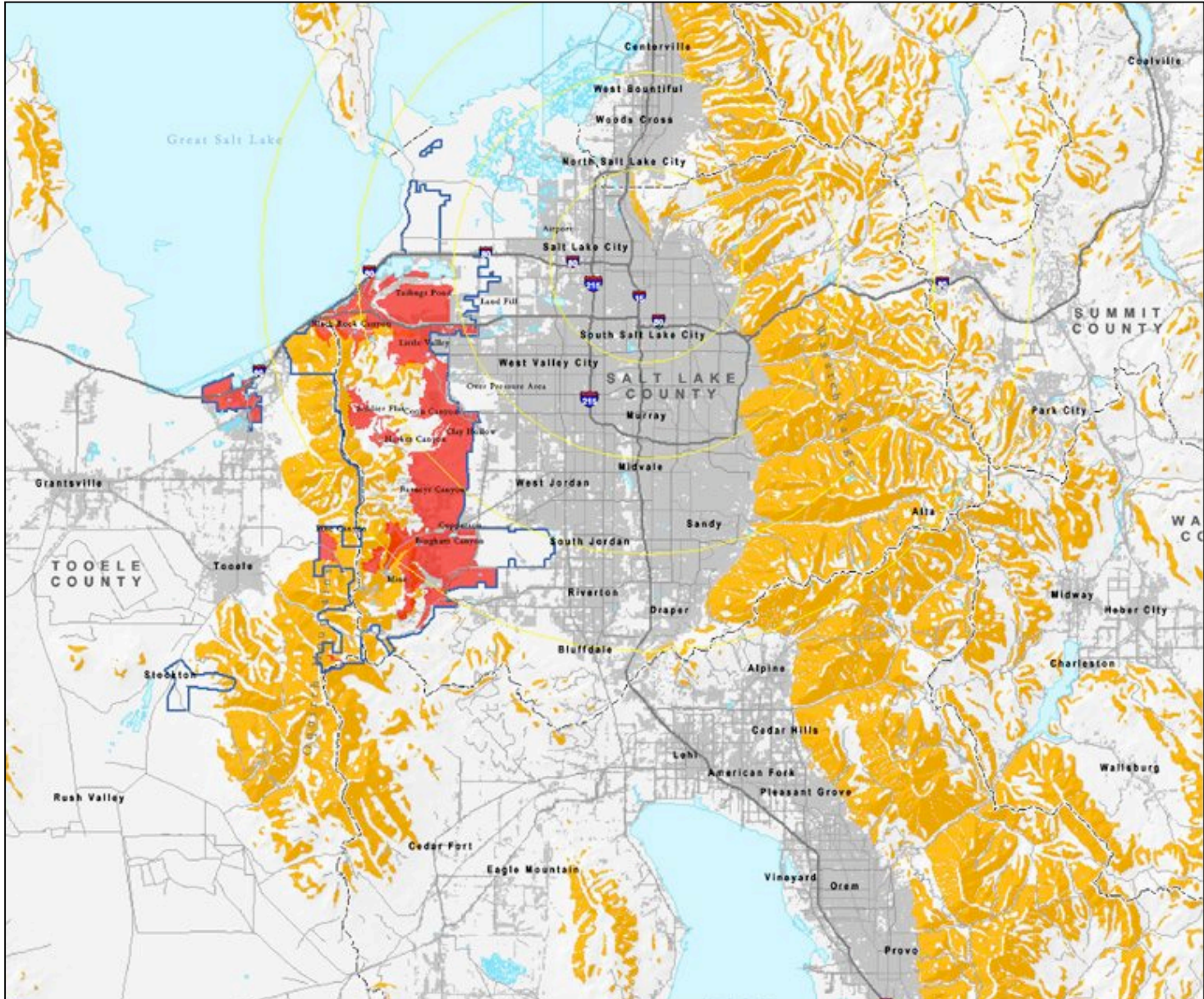


# Envision Utah – Principles in Practice

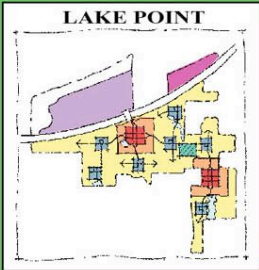
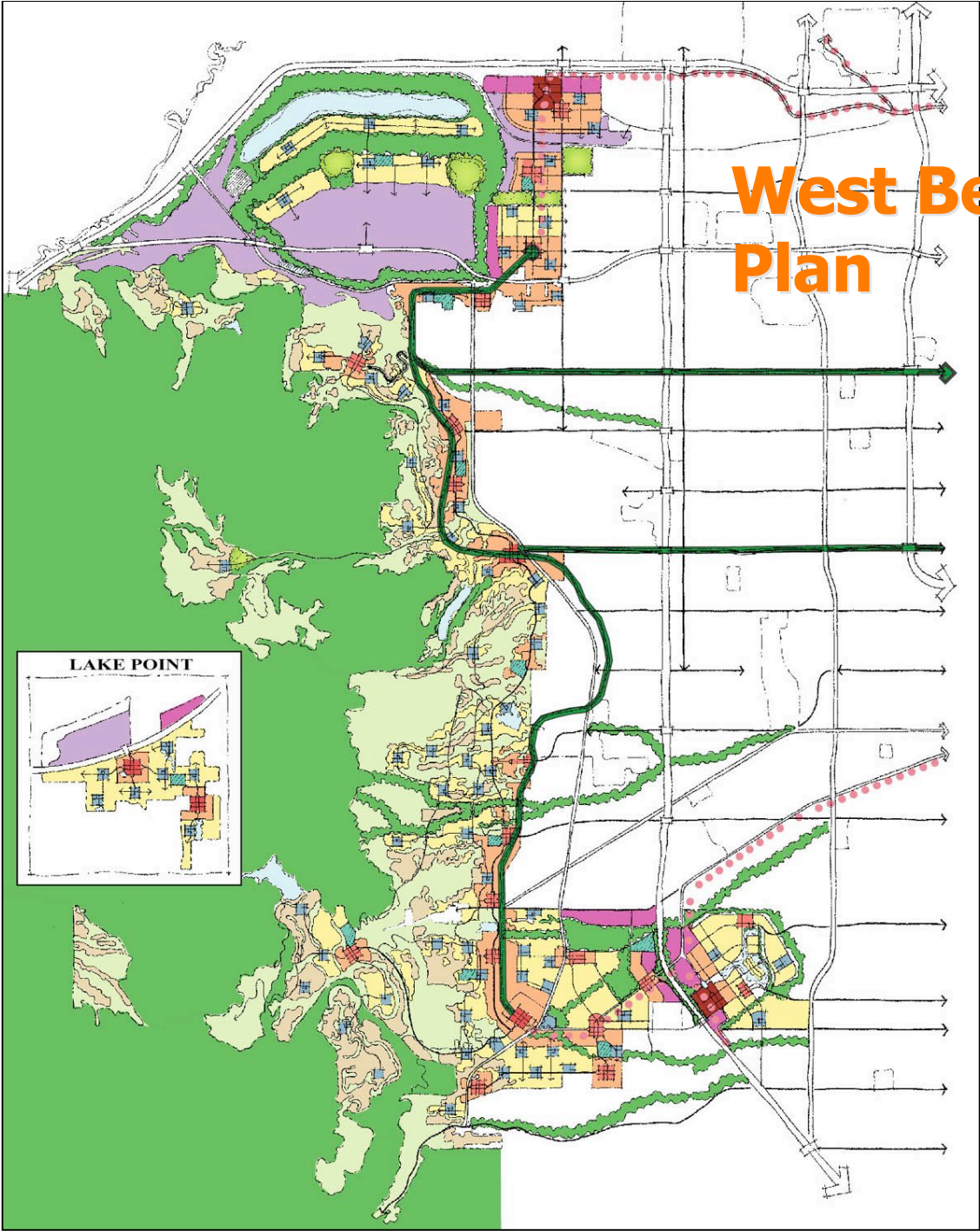


# Utah's Public Transportation





# West Bench Plan





TRANSIT STATION

N'HOOD CENTER

VILLAGE CENTER

ELEM. MID SCHOOL COMBO

LAKE

N'HOOD CENTER

TOWN CENTER

VILLAGE CENTER

WESTERN TRANSPORTATION CORRIDOR

TRANSIT STATION

DAYBREAK RIM WAY

DAYBREAK RIDGE ROAD

DAYBREAK VIEW PARKWAY

BALL FIELDS

N'HOOD CENTER

1800 SOUTH









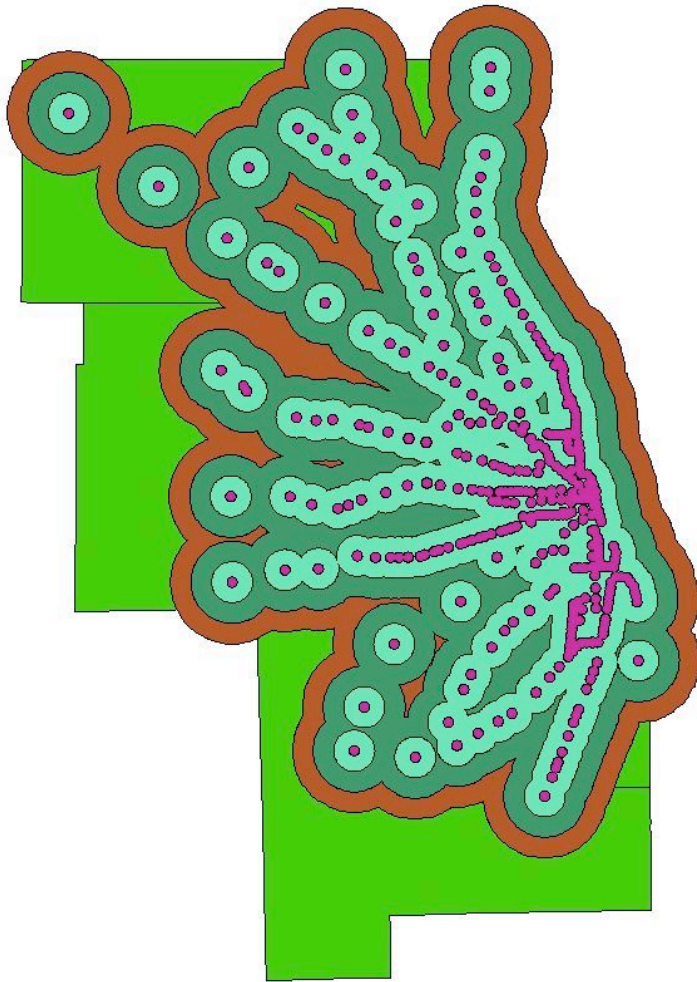


\$8k  
FREE  
Upgrades

# The Chicago Metropolitan Plan



# 380 Rail Stations



# Household Distribution Business as Usual

