Building Healthy Communities

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Five Wounds
Neighborhood Improvement Plan

Catalyst
Identify Opportunity Sites
Integrate Decision-Makers
Land Use Gamepieces
# Land Use Gamepieces

<table>
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<tr>
<th>Mixed-Use</th>
<th>Commercial</th>
<th>Employment</th>
<th>Residential</th>
<th>Civic</th>
<th>Open Space</th>
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<tr>
<td>OFFICE OVER RETAIL</td>
<td>SMALL SHOPS</td>
<td>OFFICE</td>
<td>APARTMENTS</td>
<td>ADULT EDUCATION</td>
<td>PLAZA</td>
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<tr>
<td>HOUSING OVER RETAIL</td>
<td>GROCERY STORE</td>
<td>RESEARCH &amp; DEVELOPMENT</td>
<td>SENIOR HOUSING</td>
<td>COMMUNITY CENTER</td>
<td>VILLAGE GREEN</td>
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<tr>
<td>LIVE-WORK UNITS</td>
<td>RESTAURANT/ CAFE</td>
<td>LIGHT INDUSTRIAL</td>
<td>TOWNHOMES</td>
<td>COMMUNITY THEATRE</td>
<td>NEIGHBORHOOD PARK</td>
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</table>
Housing over Retail (2-5 Stories)
Small Shops
Grocery
Apartments (3-5 Stories)
Single-Family & “Granny Flats”
Pocket Park
Community Center
Stakeholder Presentations
Envision Utah

Calthorpe Associates
Map Constraints & Opportunities
• Population Growth (1.6 to 2.2 million in 2020)
• Base Map of Constraints & Opportunity Sites
• Describe Development Types & Intensities
Development Type Gamepieces

**Downtown**
- 27,000 jobs
- 7,300 households
- 20,300 residents
- 50 units/acre
- 1,350,000 s.f. retail
- 9,100,000 s.f. office

**Town**
- 6,000 jobs
- 4,500 households
- 12,500 residents
- 15 units/acre
- 350,000 s.f. retail
- 500,000 s.f. office

**Village**
- 1,800 jobs
- 3,300 households
- 9,300 residents
- 8 units/acre
- 350,000 s.f. retail
- 500,000 s.f. office

**Workshop Game Pieces**

Downtown
- 20,300 Residents
- 1,350,000 s.f. retail

Town
- 12,500 Residents
- 350,000 s.f. retail

Village
- 9,200 Residents
- 350,000 s.f. retail
Integrate Decision-Makers
Examine Range of Alternatives

Scenario A
Low Density

Scenario D
High Infill
Describe Trade-Offs Among Alternatives

New Dwelling Unit Types

Land Area Added (square miles)

Multi-Family Units
Single-Family Homes

Scenario A
Scenario B
Scenario C
Scenario D
Describe Trade-Offs

Scenario A  Scenario B

Scenario C  Scenario D
Seek Broad Input

Newspaper & Web Survey

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

17,500 surveys returned by mail and website
Support for Scenarios C & D
- Scenario C: 30%
- Scenario C/D: 26%
- Scenario D: 9%
- Less than 4% support for Scenarios A or B

Seek Broad Input
Emphasize Clarity

Layers

Open Space & Constrained Land

Centers & Corridors

New Growth & Redevelopment