

Utah Best Practices Tour

Envisioning a Future by
Learning from the Past

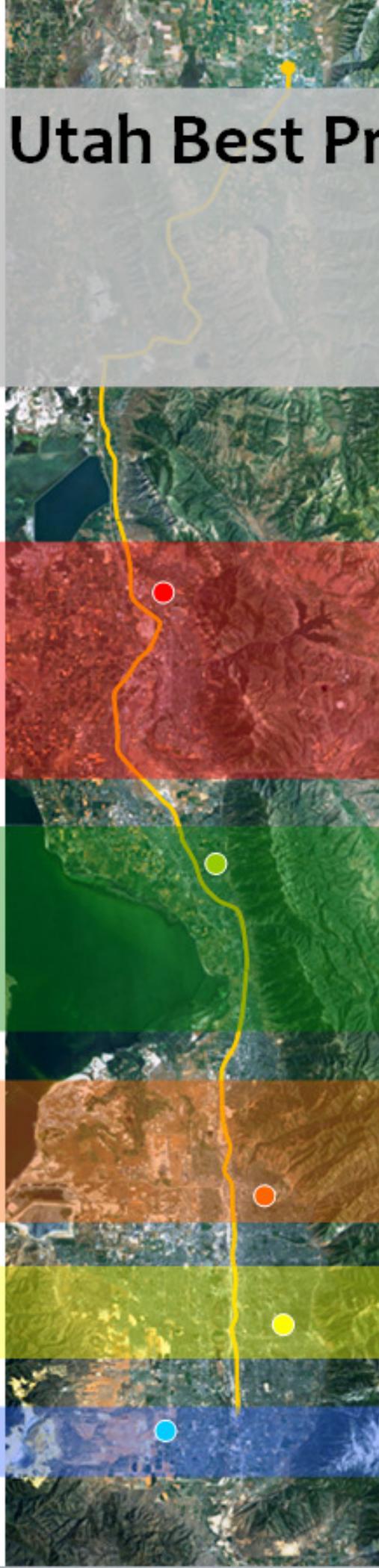
Mixed-Use
Downtown

Main Street
Redevelopment

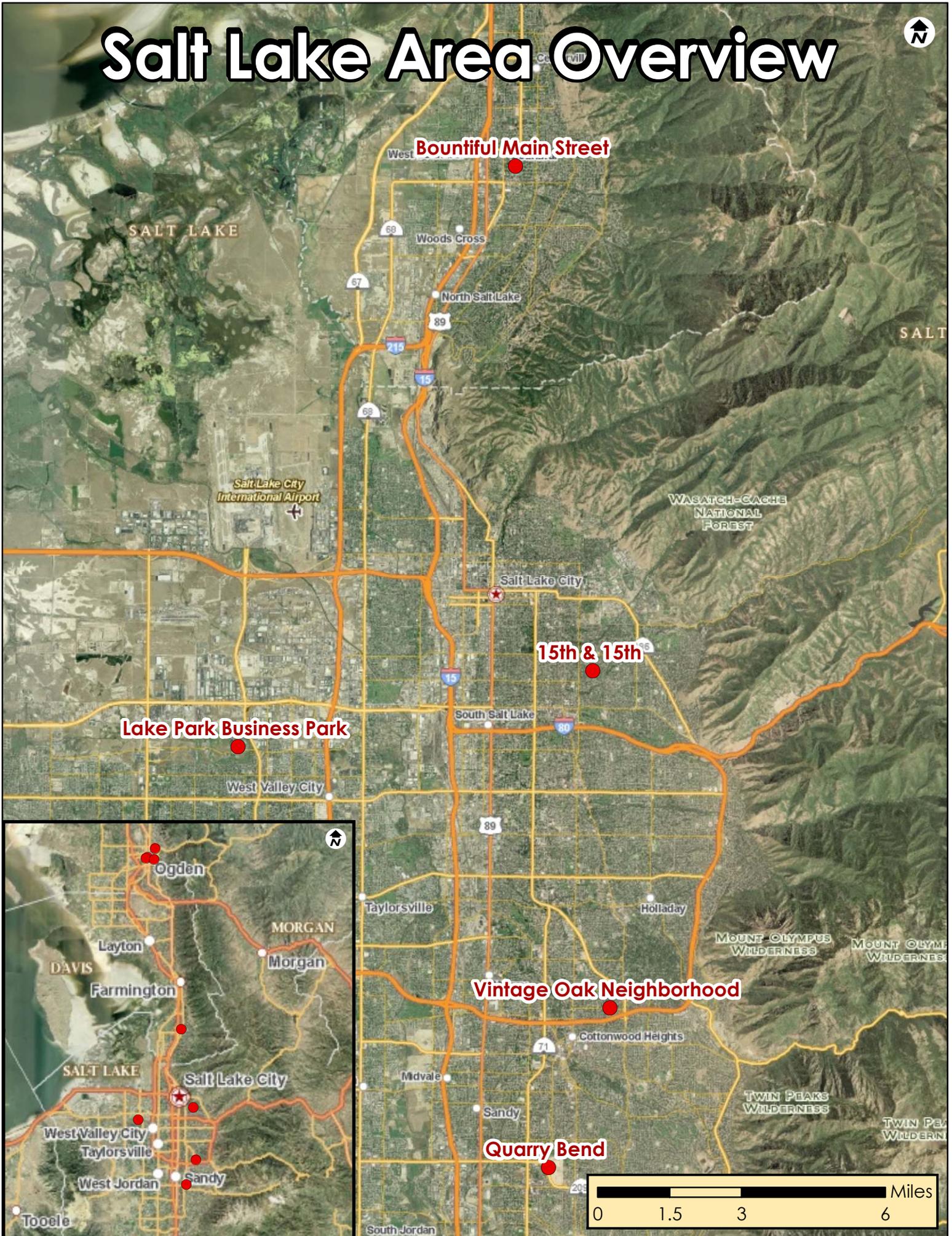
Neighborhood
Commercial

Neighborhood

Business Center



Salt Lake Area Overview



Ogden Area Overview



Envision Cache Valley

Applying the best practices to the Vision Principles

In 2009 Cache Valley residents, with facilitation from Envision Utah, created a regional vision for the coming decades. Through public involvement citizens talked about their goals and values and how growth should occur in relation to those goals and values. The public preferences expressed at these meetings were used to create a vision map and vision principles. The vision map represented one possible way that growth could occur if the vision principles were implemented.

The nine vision principles are:

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agrarian and natural lands.
2. Encourage mixed-use neighborhoods and town centers that include a variety of housing options and that allow individuals and families to live close to where they shop, obtain services, go to school, work, and play.
3. Develop clean and sustainable industry and good-paying jobs close to home.
4. Provide a balanced network with improved roadway connections, enhanced public transportation options, and streets that encourage bicyclist and pedestrian mobility.
5. Invest in efficient infrastructure systems to serve existing communities and future growth. These systems manage such services as water, sewer, waste disposal, and energy.
6. Protect, preserve, and improve air quality, water quality, wildlife habitat, agricultural land, and the scenic beauty of Cache Valley.
7. Maintain and improve access to recreation by connecting local recreational amenities to a regional network.
8. Expand local recreational systems, providing small parks located near where people live and linked by trails for walking and biking.
9. Encourage close coordination among local governments, school districts, universities, businesses, and places of worship to address growth issues and implement the Cache Valley Vision.

Part of this tour is to help local decision makers see and explore places that exemplify Envision Cache Valley Principles. On each of the following data sheets you will find a table, like the one below, which shows how each site applies to the nine principles of Envision Cache Valley.

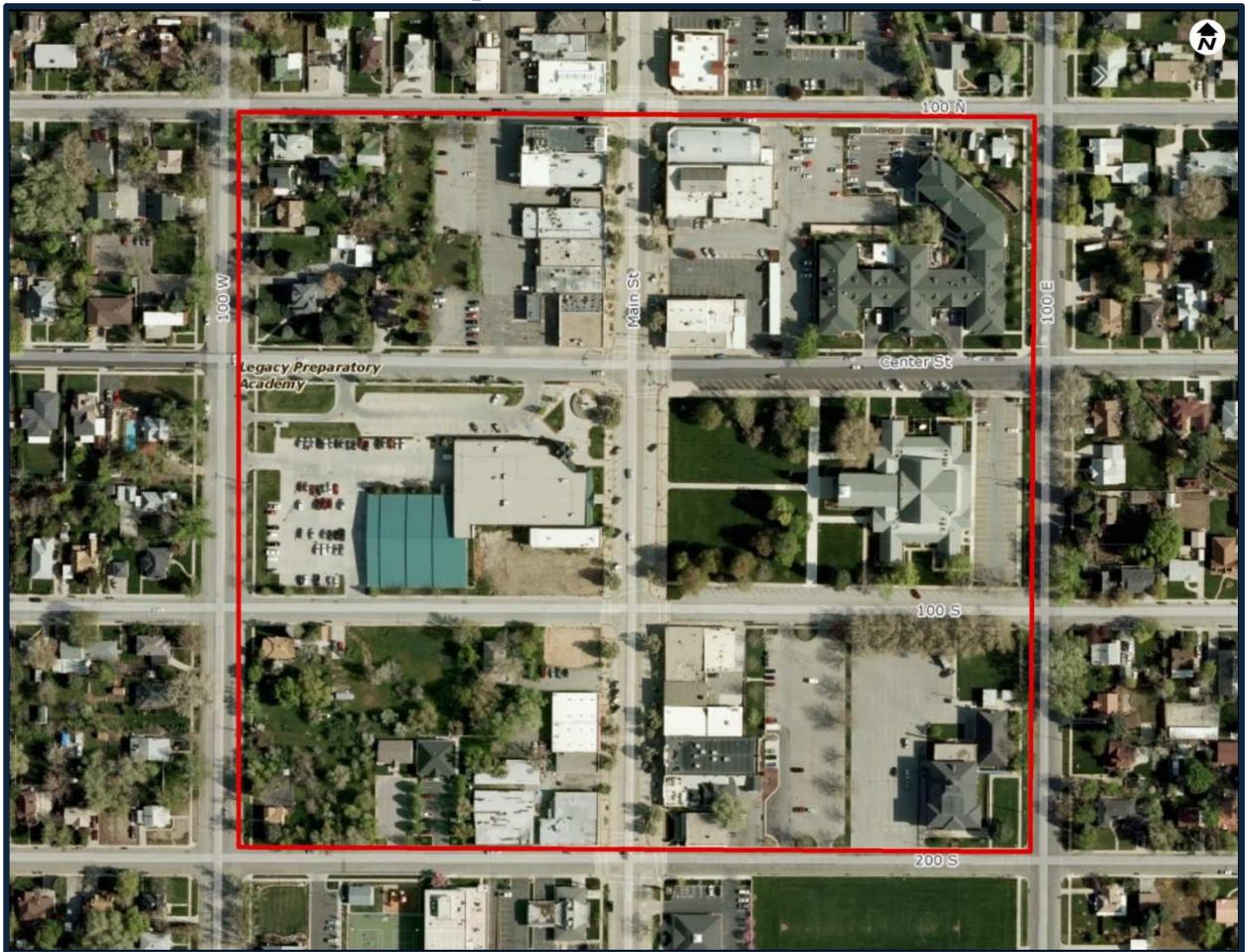
How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
Sustainable Industry & Jobs Close to Home	●
Transportation Choices	●
Efficient Infrastructure	◐
Conserve Agriculture, Natural, & Scenic Resources	◐
Provide and Connect to Regional Recreation	◐
Increase Local Recreation Opportunities	○
Close Growth Coordination	○

● = Applicable ◐ = Somewhat Applicable ○ = Not Applicable

Bountiful Main Street

Mixed-Use Downtown Redevelopment



Main Street from 100 North to 200 South, Bountiful

Initial attempts to revitalize Bountiful’s downtown area began in the 1980s with the creation of a redevelopment district (RDA). Money from the RDA initially funded construction of diagonal parking on Main Street with the idea that increased parking would allow more people to frequent the area. However, the downtown continued to languish. Redevelopment of this area began again in 2004. The City Planner found a developer/contractor and a land owner who shared a common vision for revitalizing Main Street.

The six block area includes a mix of housing, office and retail space. Initially the area consisted of about 80 percent retail/office and 20 percent residential. Currently the mix is about even but a large majority of new construction is residential. This area is a good illustration of how important housing is for the vitality of a small commercial area.

Project Data:

Year(s) Built: 2004 – Present

Total Project Size: 30 acres

Density: 13 units/acre permitted

Residential Types: Apartments, Townhomes, Single Family Homes

How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
Sustainable Industry & Jobs Close to Home	●
Transportation Choices	◐
Efficient Infrastructure	●
Conserve Agriculture, Natural, & Scenic Resources	○
Provide and Connect to Regional Recreation	○
Increase Local Recreation Opportunities	○
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15th & 15th

Neighborhood Commercial



1500 East & Kensington Ave, Salt Lake City

Located in the East Bench Community of Salt Lake City and currently zoned Neighborhood Commercial, this traditional development serves neighborhood residents on a mainly pedestrian scale. The area is a great example of adaptive re-use of buildings as the area has transformed over the years. Currently small scale restaurants, and coffee shops are the dominant commercial use with the exception of the King's English bookstore which has been a mainstay since 1977.

With small homes and retail shops on the same block this site shows that varying uses can coexist on a small, walkable scale. Required parking is minimal as a large customer base is located within walking/biking distance. Most of the structures in the neighborhood were built between the years 1920-1950. Current zoning provides structure with minimal setbacks and height regulations.

Project Data:

Project Duration: Circa 1920-Present

Total Project Size: Approximately 32 acres

Residential Types: Single Family Homes

Residential Density: 7 units/acre

How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
Sustainable Industry & Jobs Close to Home	●
Transportation Choices	●
Efficient Infrastructure	●
Conserve Agriculture, Natural, & Scenic Resources	○
Provide and Connect to Regional Recreation	◐
Increase Local Recreation Opportunities	●
Close Growth Coordination	●

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Vintage Oak Neighborhood

Residential Estate



6400 South Vintage Oak Ln, Murray

Highlights for this subdivision include the preservation of mature oak trees from a pre-existing nursery and the ability to place large homes on relatively small lots. Great care was taken in road alignments and home placement to preserve large stands of mature trees. The average lot size is approximately 14,000 SF and the typical home footprint is approximately 3,500 SF.

Also of note are the housing types surrounding this subdivision. To the north is a gated community of 28 units where the property except the homes are all held in common ownership. The density of this development is slightly lower than the Vintage Oak Neighborhood. To the east of Vintage Oak is a 74 unit owner occupied townhome development and 32 unit development of owner/renter duplexes with a density of 9.1 units/acre and 7 units/acre respectively.

Project Data:

Year(s) Built: 1990 - 2001

Density: 3 units/acre

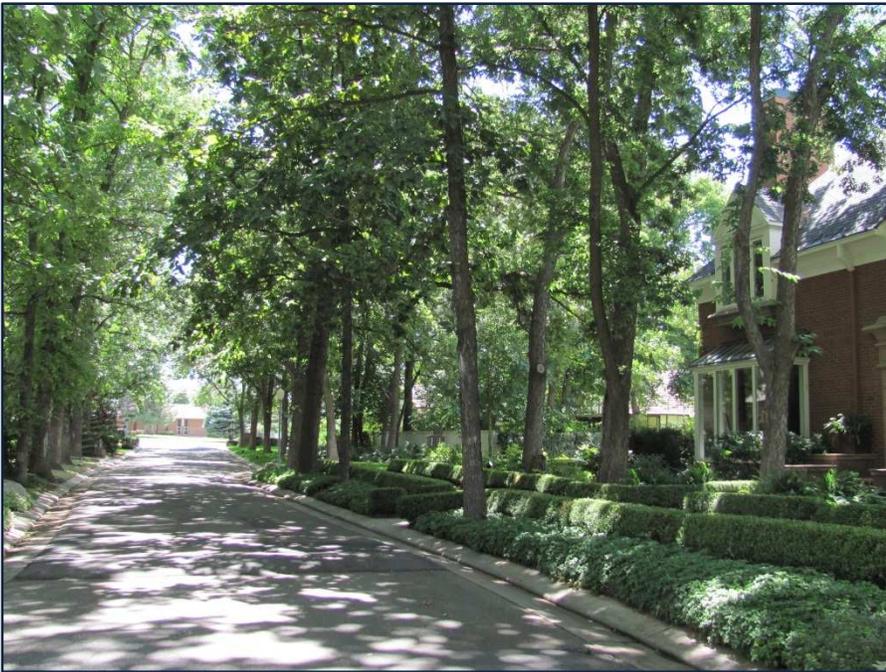
Total Project Size: 11 acres

Residential Types: Single Family Homes

How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	◐
Sustainable Industry & Jobs Close to Home	○
Transportation Choices	○
Efficient Infrastructure	●
Conserve Agriculture, Natural, & Scenic Resources	●
Provide and Connect to Regional Recreation	○
Increase Local Recreation Opportunities	○
Close Growth Coordination	○

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How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
Sustainable Industry & Jobs Close to Home	◐
Transportation Choices	○
Efficient Infrastructure	●
Conserve Agriculture, Natural, & Scenic Resources	●
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Lake Park Business Park

Business/Industrial Park



Lake Park Blvd. & Parkway Blvd, West Valley

Due to its low-lying nature and a historic canal running through the property much of this 630 acre business park was not easily developable. However, the developer used the water to provide a golf course, trails, and lakes as amenities of the business park. The golf course and the roads are owned by West Valley City and are open to the public. Master planning of the business park began in the mid-1990s. With the master plan in place and the property zoned industrial, new tenants can receive approval for building from city staff. The master plan has provided flexibility over the years so the developer can pursue the idea of other appropriate uses within the area such as restaurants and educational facilities. For additional information about this development go to <http://lakeparkwvc.com/>.

Project Data:

Year(s) Built: Late 1990s – Present

Total Project Size: 630 acres

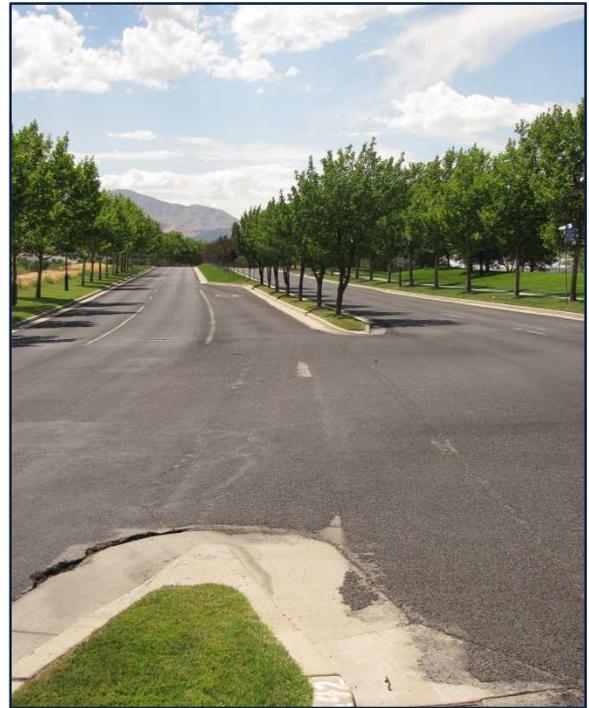
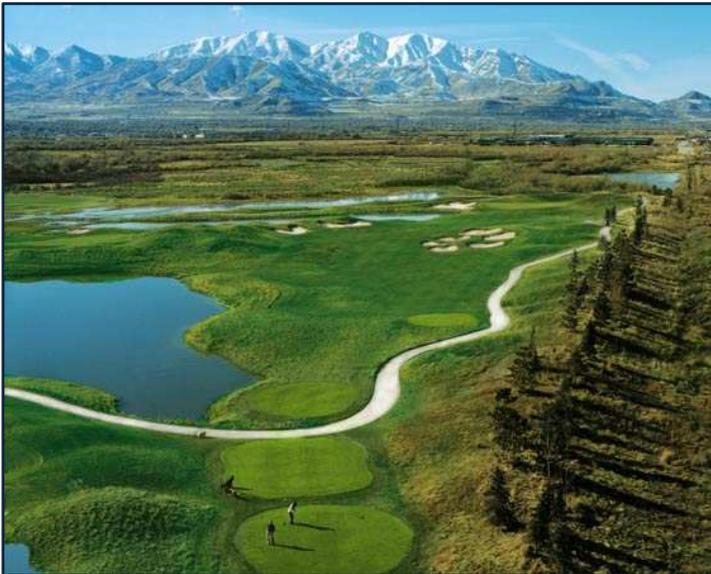
Commercial Area: 1,485,000 sq. ft.

Open Space: 1.6 miles of trail, 27-hole golf course, 58 acres of lakes, 120 acres of wetlands and wildlife habitat

How this project applies to Envision Cache Valley principles

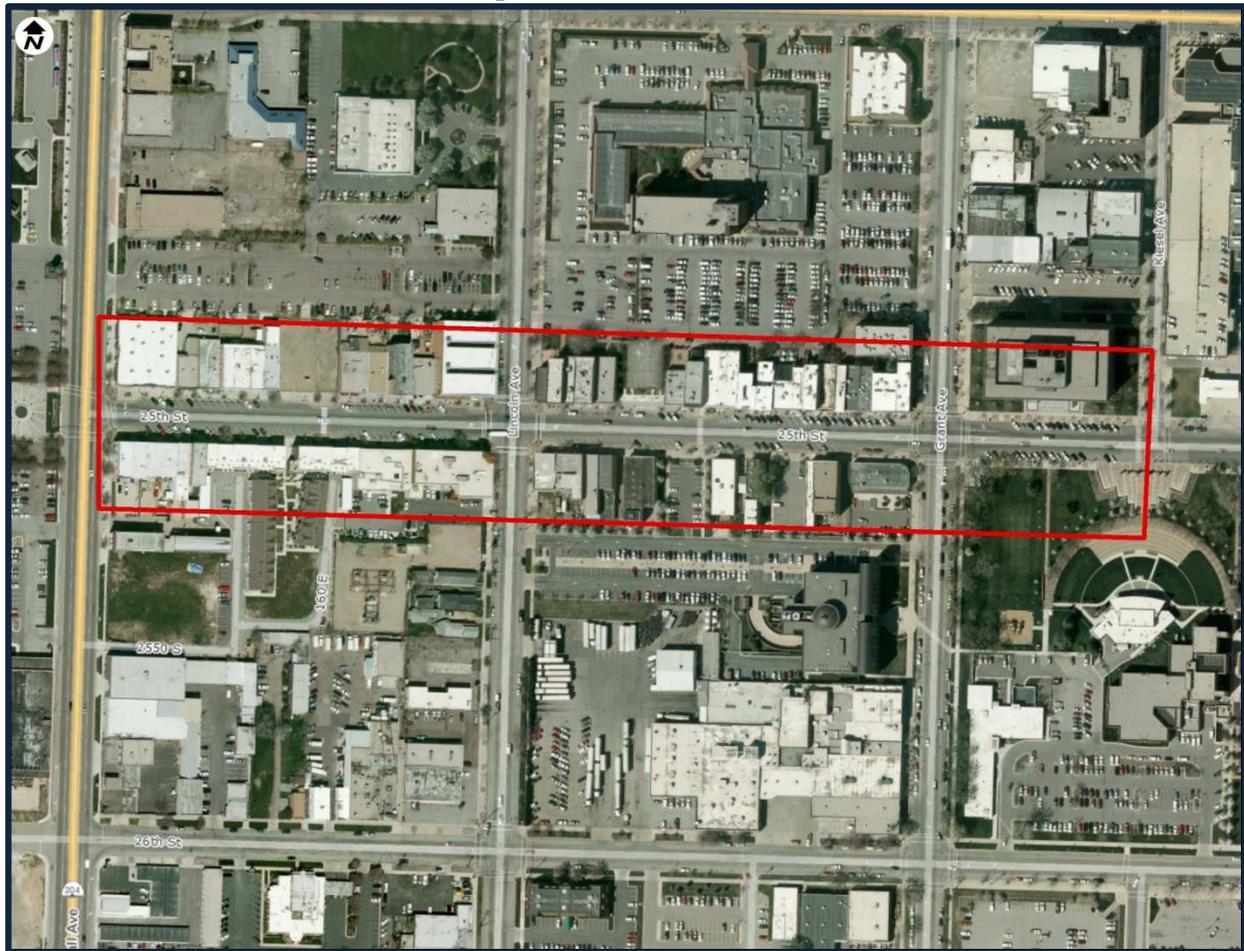
Encourage Inward Growth/More Compact Development	○
Housing Variety, Mixed Use, Live close to work, services, & recreation	○
Sustainable Industry & Jobs Close to Home	◐
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25th Street, Ogden

Mixed-Use/Main Street Redevelopment



25th Street from Wall Ave. to Grant Ave, Ogden

Ogden's 25th Street is part of the Central Business District that has seen a massive revitalization and redevelopment effort since 2000. The Ogden City Landmarks Commission created a master plan for 25th Street that envisioned a vibrant, walkable main street. Ogden City designated a redevelopment area (RDA) to use the tax increment as an incentive for building owners to remodel. Projects receiving RDA money include façade upgrades, signage, and building remodels. Over a relatively short period of time Ogden's 25th Street has gone from a blighted, underutilized area to a safe, vibrant main street community. For additional information go to <http://www.historic25.com/>.

Project Data:

Year(s) Built: Pre 1950s – Present

Total Project Area: Approximately 4 City blocks

How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
Sustainable Industry & Jobs Close to Home	●
Transportation Choices	◐
Efficient Infrastructure	◐
Conserve Agriculture, Natural, & Scenic Resources	◐
Provide and Connect to Regional Recreation	○
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Ogden Mall Redevelopment

Mixed Use Redevelopment



24th Street & Kiesel Ave, Ogden

This mixed use project includes owner and renter residential units, retail, office space, entertainment, and hotel accommodations. The site of this development was formerly the location of the Ogden Mall. In 2002 the mall was demolished and the City began an 8 month master plan process for the area. Charrettes were a major part of the master planning process as Ogden City sought to hold charrettes with as many different groups as possible. With the Master Plan complete the City sent out RFPs to find developers who could implement the plan. Developers chosen to build within the master planned area can receive approval of a project in about two months.

Project Data:

Project Duration: 2002-Present

Total Project Size: 27 acres

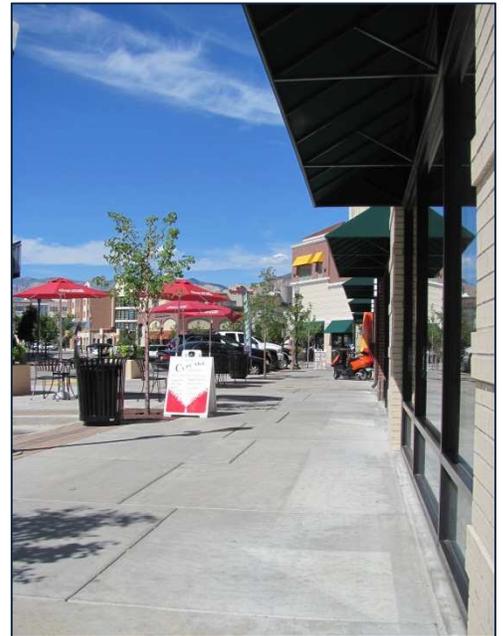
Dwelling Units: 130

Residential Types: Condominium, Apartment

How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
Sustainable Industry & Jobs Close to Home	●
Transportation Choices	◐
Efficient Infrastructure	●
Conserve Agriculture, Natural, & Scenic Resources	○
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26th Street & Fowler Ave, Ogden

Historic Residential Revitalization



Fowler Ave. & 26th Street, Ogden

For many years Ogden has seen the property values in this area decline as homes were rented and properties were not maintained. As part of Ogden's Historic District it was important that the area return to its original character. The goal of the program was to restore the historic residential neighborhood and increase property values. To this end Ogden City created an RDA and used Community Block Grant money to fund projects in the area. The city has torn down and built 12 new homes that match the character of the area, provided funds to update and rehabilitate approximately 60 homes, and provided financing for private companies, such as Home Depot, to do the same. Homes built by the city are sold with a five year occupancy contract with the buyer. Most of the homes are located on Fowler and Quincy Avenues between 25th and 26th Street. You can find more information about the program at www.ogdencityhomes.com.

Project Data:

Year(s) Built: 2007 – Present

Financing: Redevelopment Agency (RDA), Community Development Block Grant (CDGB)

Home Ownership: Buyers sign a contract to live in the home for at least 5 years

Home Addresses: 2545 & 2555 on Fowler Ave.; 2548, 2549, 2550, 2553, & 2555 on Quincy Ave.

How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
Sustainable Industry & Jobs Close to Home	◐
Transportation Choices	○
Efficient Infrastructure	●
Conserve Agriculture, Natural, & Scenic Resources	◐
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Farr Orchard

Mixed Residential Development



Fort Ln & Monroe Blvd, Ogden

This mixed residential project includes single family dwellings, two, three, and four unit townhomes. While most units are owner occupied, the homeowners association does allow rental under certain circumstances. Farr Orchard was developed as a Planned Unit Development. All roads internal to the development are private. All open space is held in common by the property owners. The open space includes two small park areas. Residents of the development live within walking distance of schools, parks, and shopping. Access to recreation in Ogden Canyon is less than two miles away. More information about this development can be found at www.farrorchard.com.

Project Data:

Year(s) Built: 1999-2004

Total Project Size: 10 acres (Acreage excluding roads: 8.3)

Dwelling Units: 89

Density: 10.7 units/acre

Residential Types: 1, 2, 3, and 4 Unit Townhomes

How this project applies to Envision Cache Valley principles

Encourage Inward Growth/More Compact Development	●
Housing Variety, Mixed Use, Live close to work, services, & recreation	●
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Notes:
