

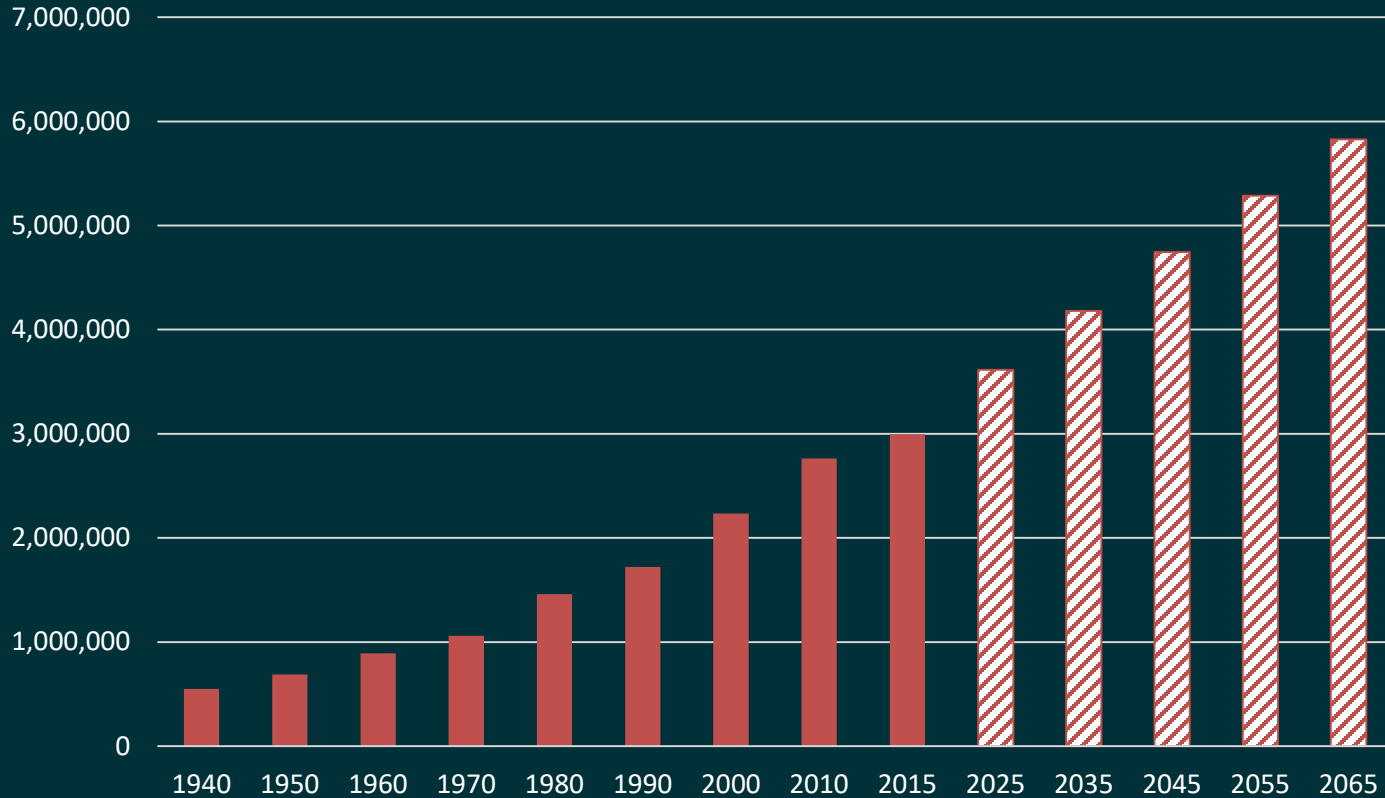


Envision Utah

How we grow matters.

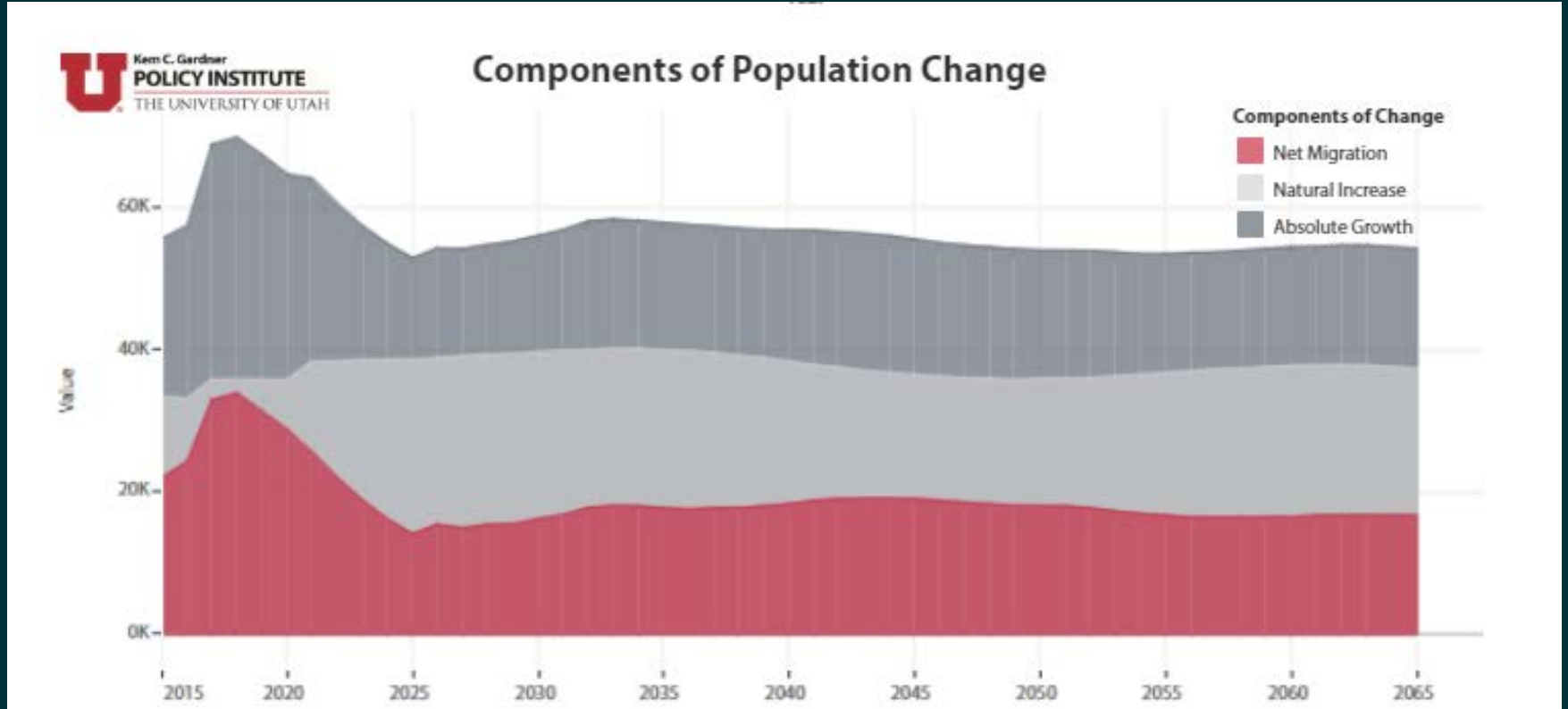


Population Growth in Utah

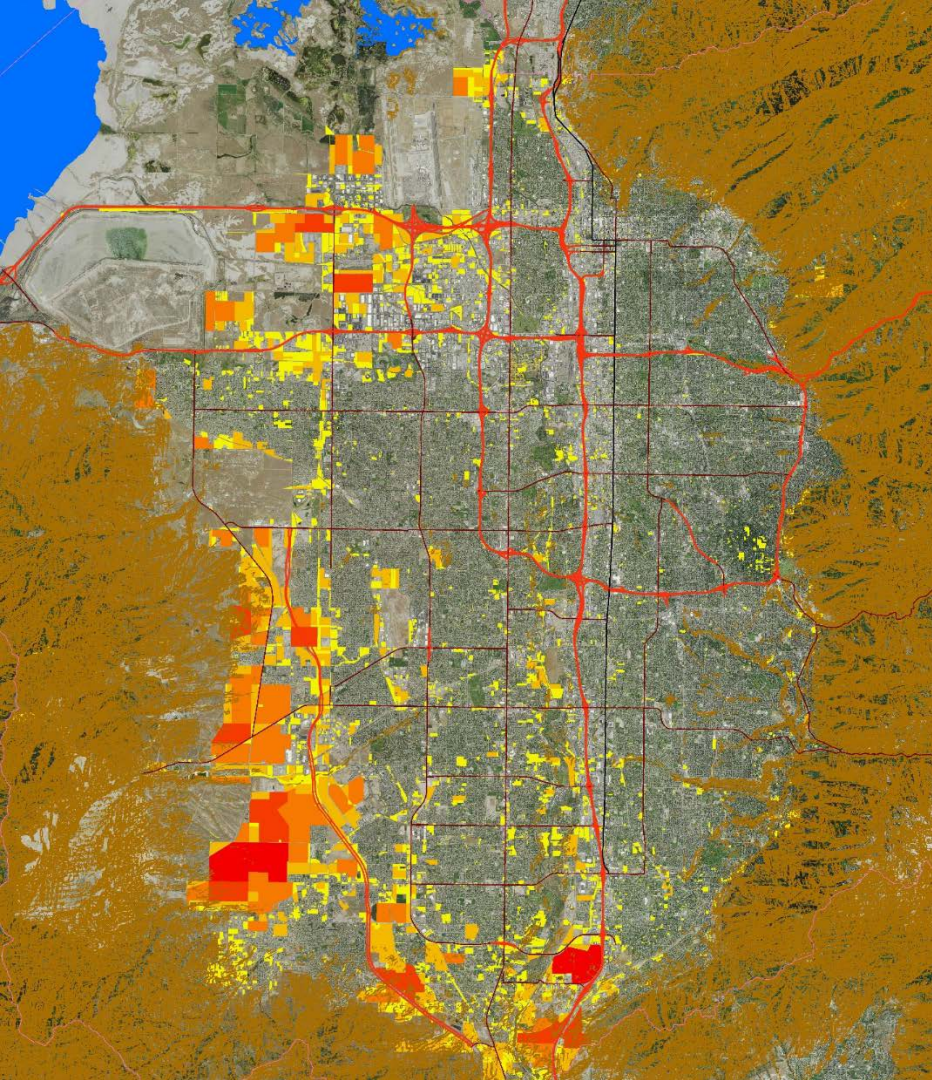


Source: US Census; Kem C. Gardner Policy Institute

Population Growth in Utah

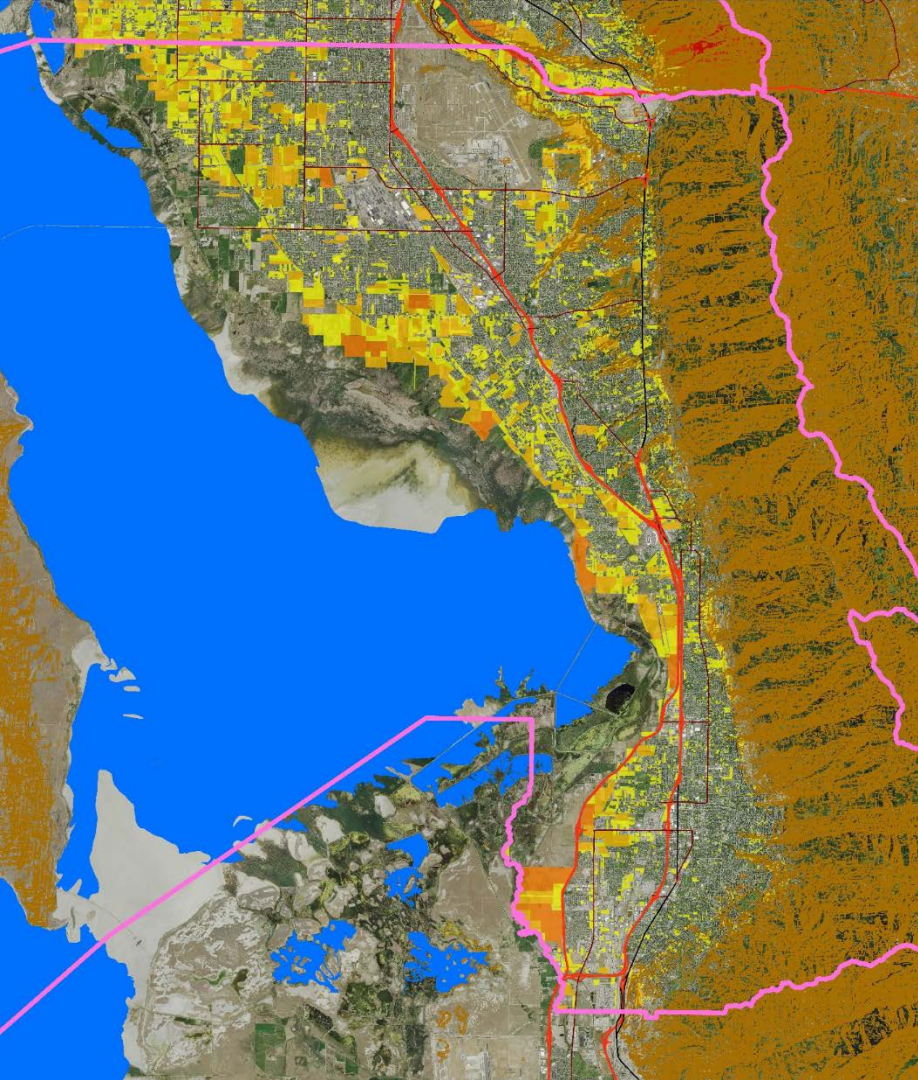


Historically, 67% of Utah's growth is internal (births minus deaths)



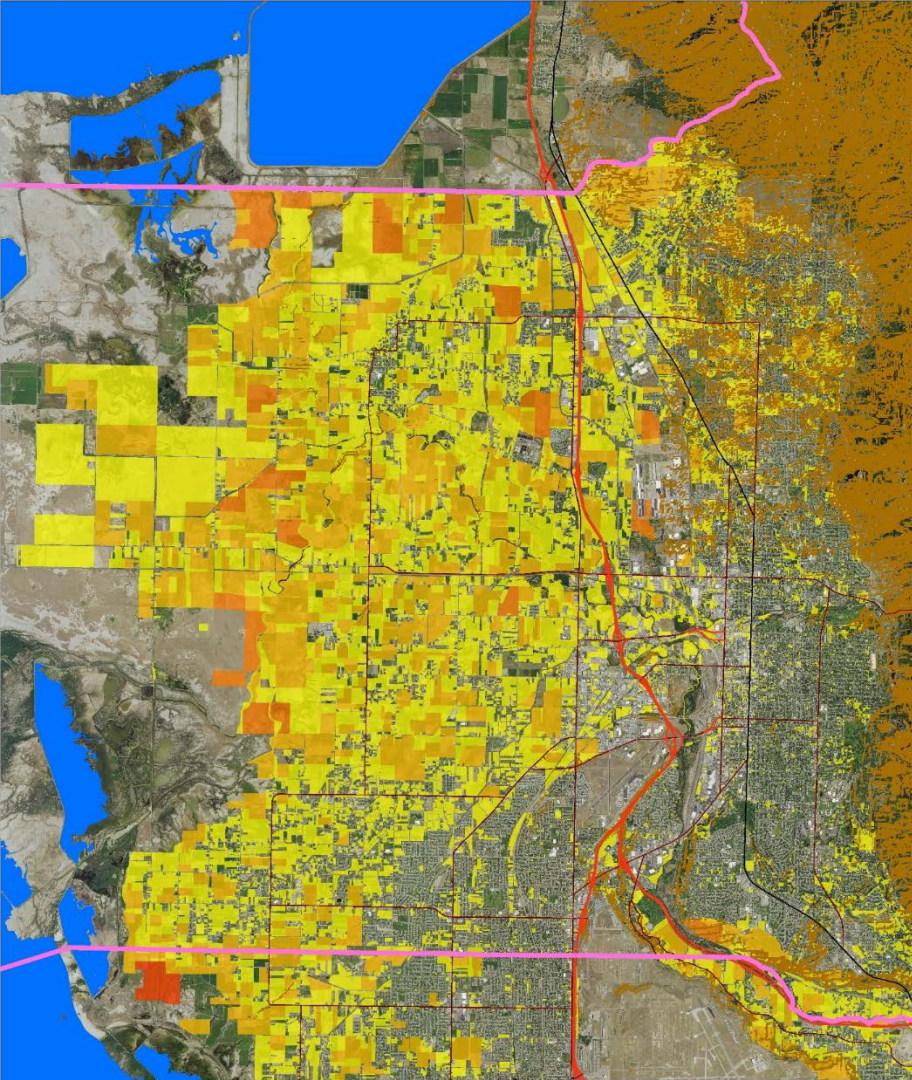
Salt Lake County

≈ 40,000 Acres Currently Developable
≈ 15,000 Additional Kennecott Acres



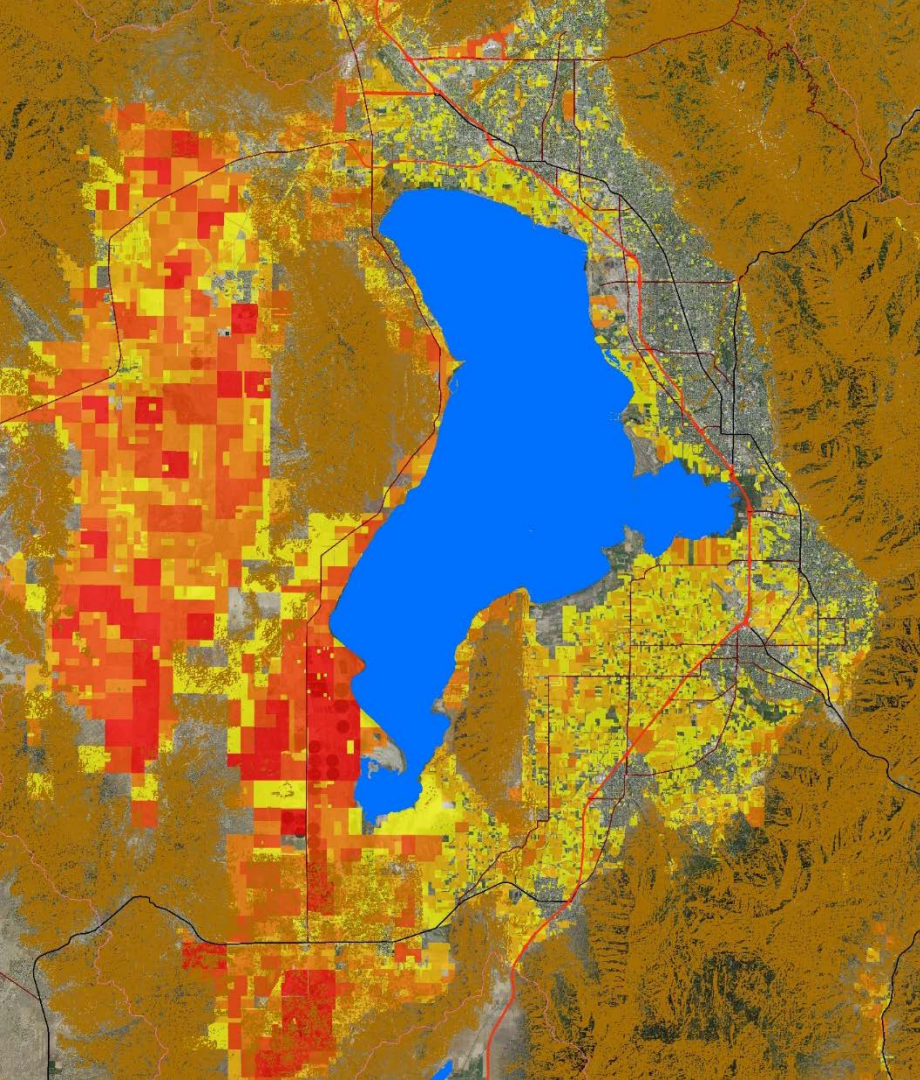
Davis County

≈ 20,000 Acres Currently Developable



Weber County

≈ 40,000 Acres Currently Developable



Utah County

≈ 240,000 Acres Currently Developable

How do we keep up with demand
and keep life in Utah affordable?



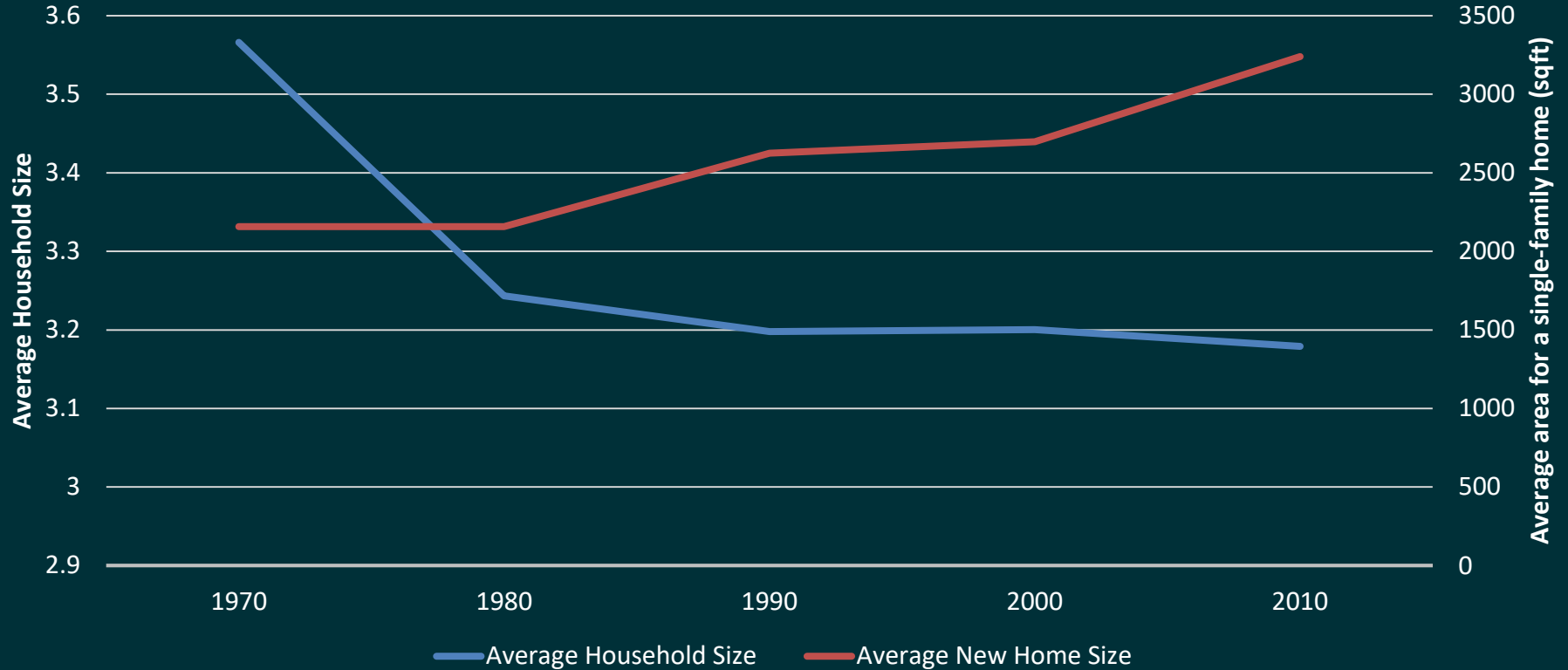
Attainable Housing

Challenges, Perceptions, and Solutions

Solution #1: Smaller Homes

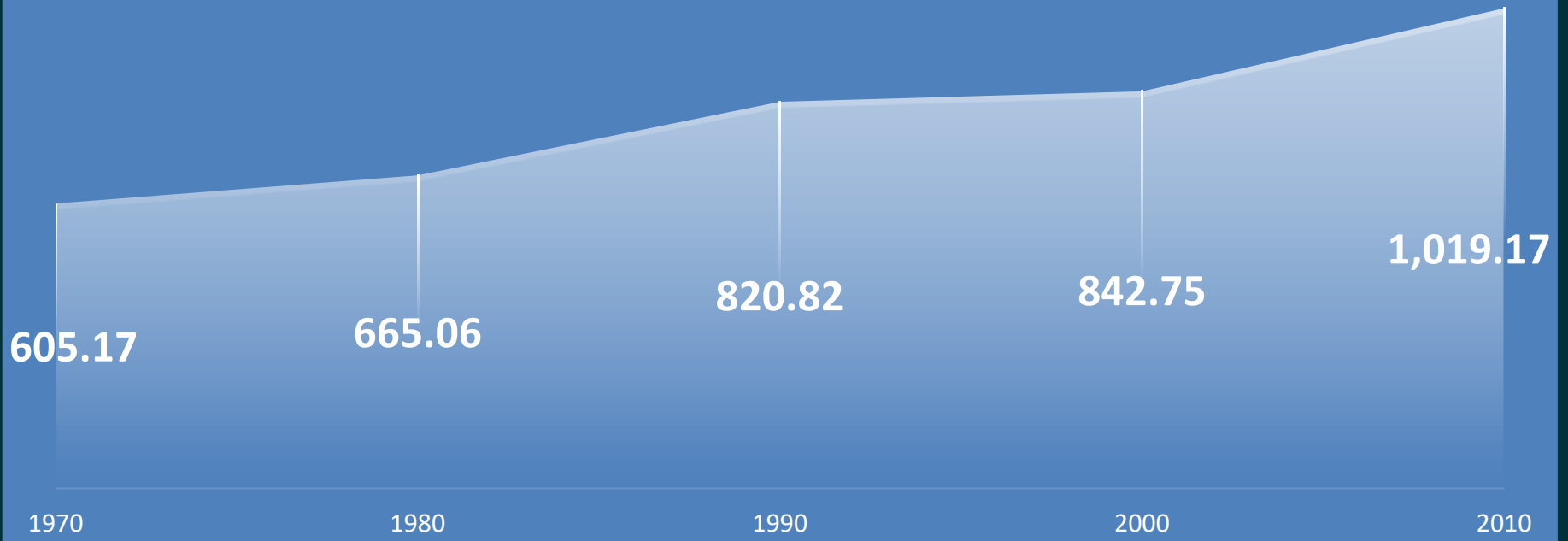


SHRINKING HOUSEHOLDS, GROWING HOMES



Data Source: LIR Parcel Data for Davis, Salt Lake, Weber, Utah County; US Census

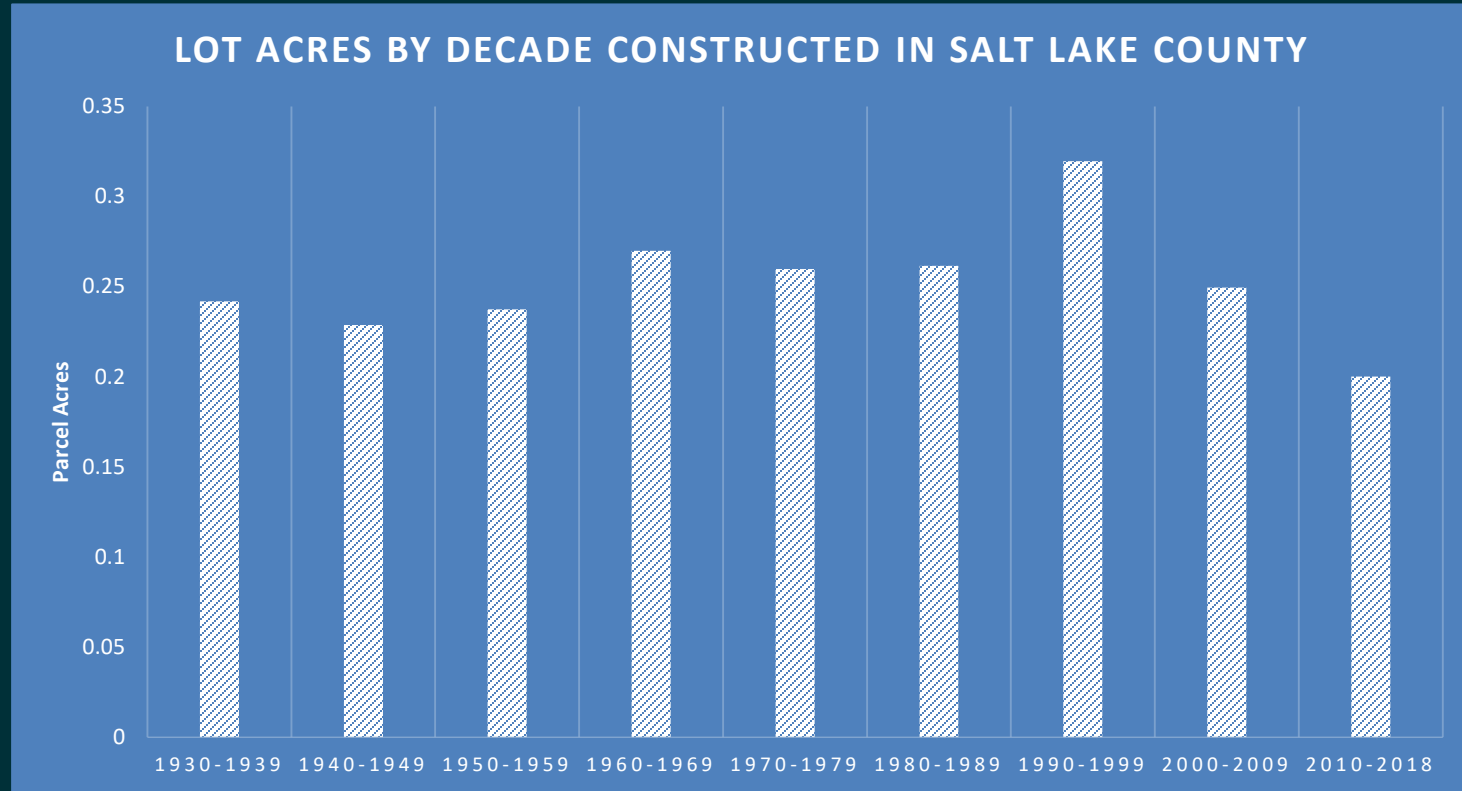
SQUARE FEET/OCCUPANT IN THE WASATCH FRONT; NEW SINGLE-FAMILY UNITS



Solution #2: High-Density Detached



Lots are getting smaller



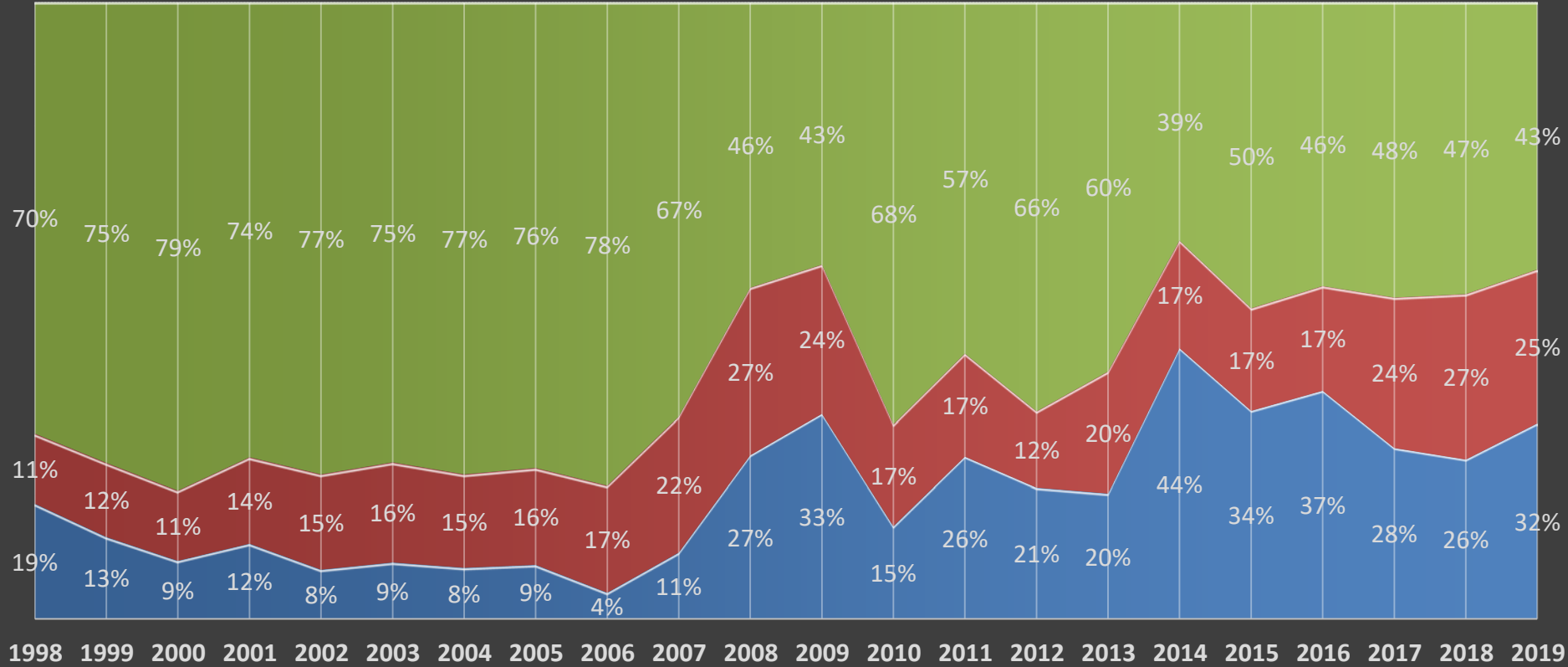
Data Source: county LIR parcel data by county
Accessed via Utah AGRC

Solution #3: “Missing Middle” Attached



SHARE OF NEW HOUSING UNITS BY DWELLING TYPE WASATCH FRONT

■ Multifamily
 ■ Missing Middle
 ■ Single-Family Detached





Single family homes
Large apartment buildings

Similar Average Densities

Different Neighborhood Character

Single family homes
Duplexes
Townhouses
Apartment buildings



Solution #4: The “Value Brand”



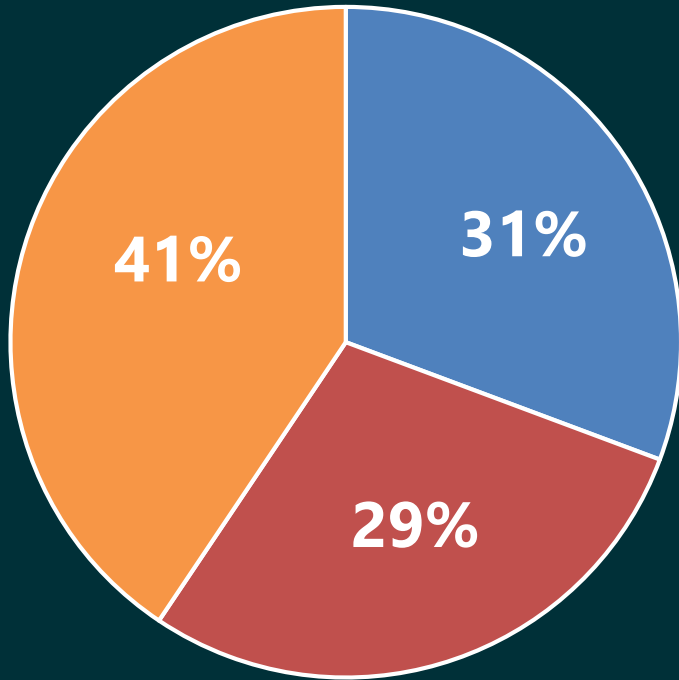
Solution #5: Accessory Dwelling Units



Solution #6: Accessibility & Mobility



Typical Utah Household Budget



- Percent of income spent on housing and utilities
- Percent of income spent on 2 cars
- Percent of income spent on all other expenses

- Typical Utah household spends nearly 60% on housing and transportation

% of development since 2010 that is <.5 miles from rail station

Multi- Family Units



42%

Hotel sq ft



41%

Office sq ft



39%

Retail sq ft

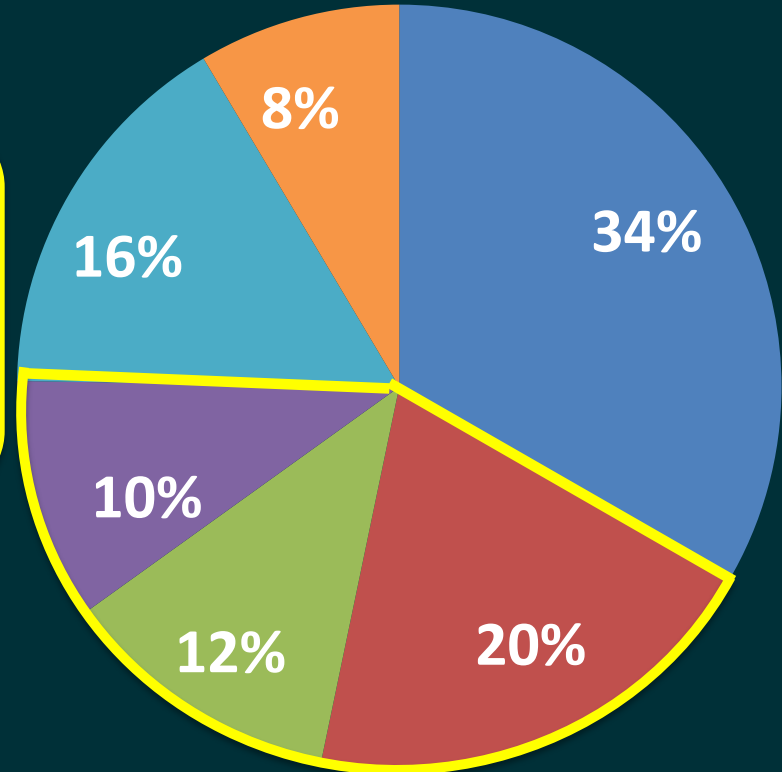


28%

Development in
Weber, Davis,
Salt Lake and Utah
counties

From the following options, what would your ideal community be to live in?

- Low density residential (Examples: Suncrest, Alpine)
- Walkable suburban (Examples: Daybreak, Vineyard/Geneva)
- Urban and mixed-use (Examples: Downtown SLC, Provo, Sugar House)
- Low-density urban (Examples: the Avenues, Bingham Junction)
- Residential-only suburban (Examples: Rosecrest, the Ranches)
- Small Town or rural (Examples: Cedar Fort, Goshen, Genola)

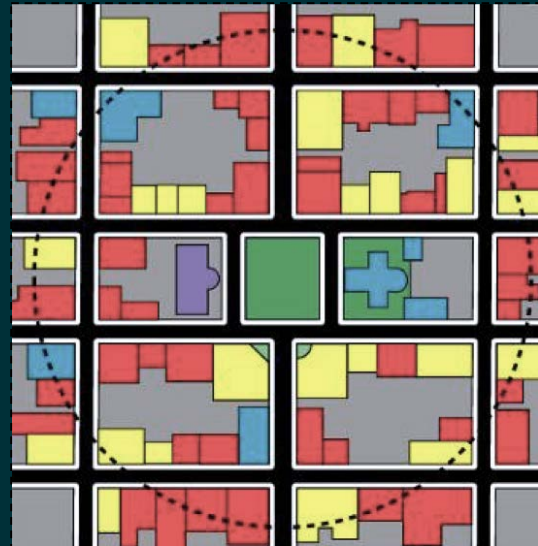
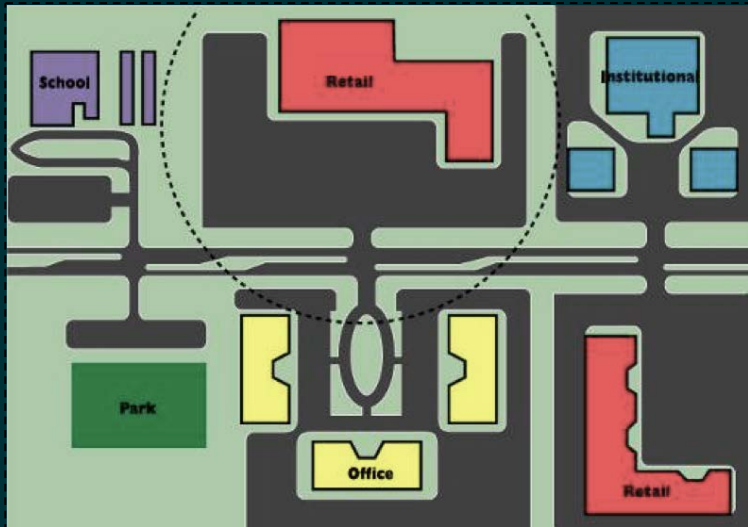


About 42% of respondents say they want to live somewhere more walkable than traditional suburban.

WHAT IS A CENTER?

A MIX OF USES

A mixed-use center consists of two or more land uses between which trips can be made using local streets without having to use major streets. – Reid Ewing

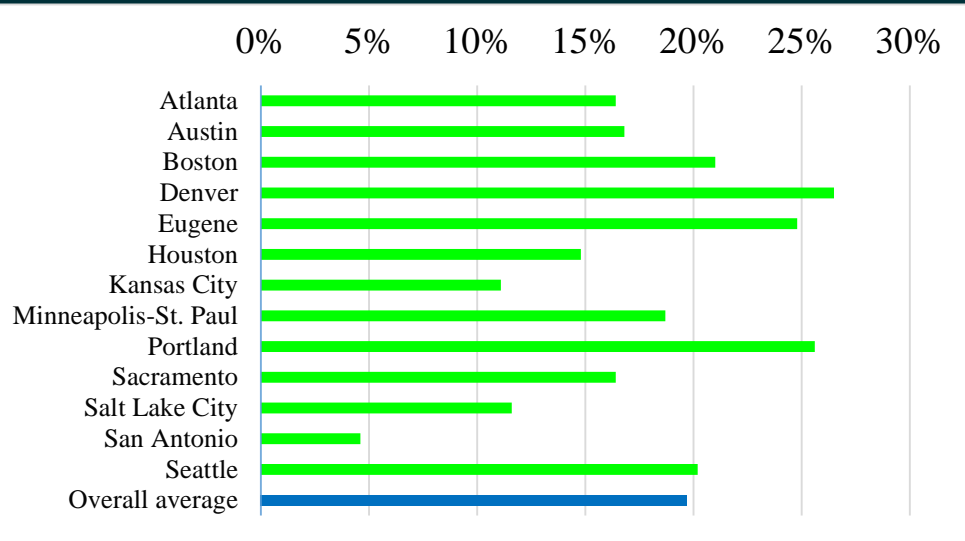


BENEFITS OF A CENTER

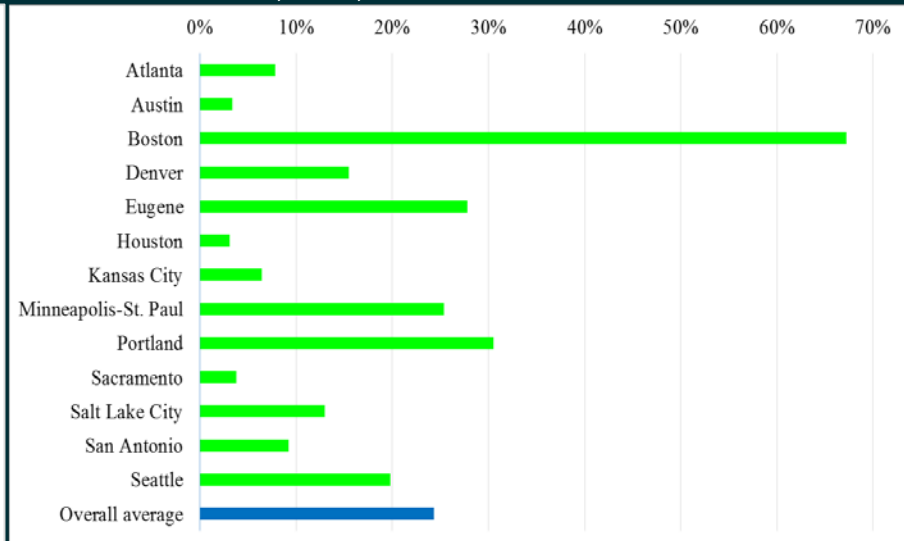
LESS TRAFFIC ON THE REGIONAL NETWORK

Mixed-use centers bring shopping, jobs, services, and entertainment closer to home, reducing vehicle miles traveled.

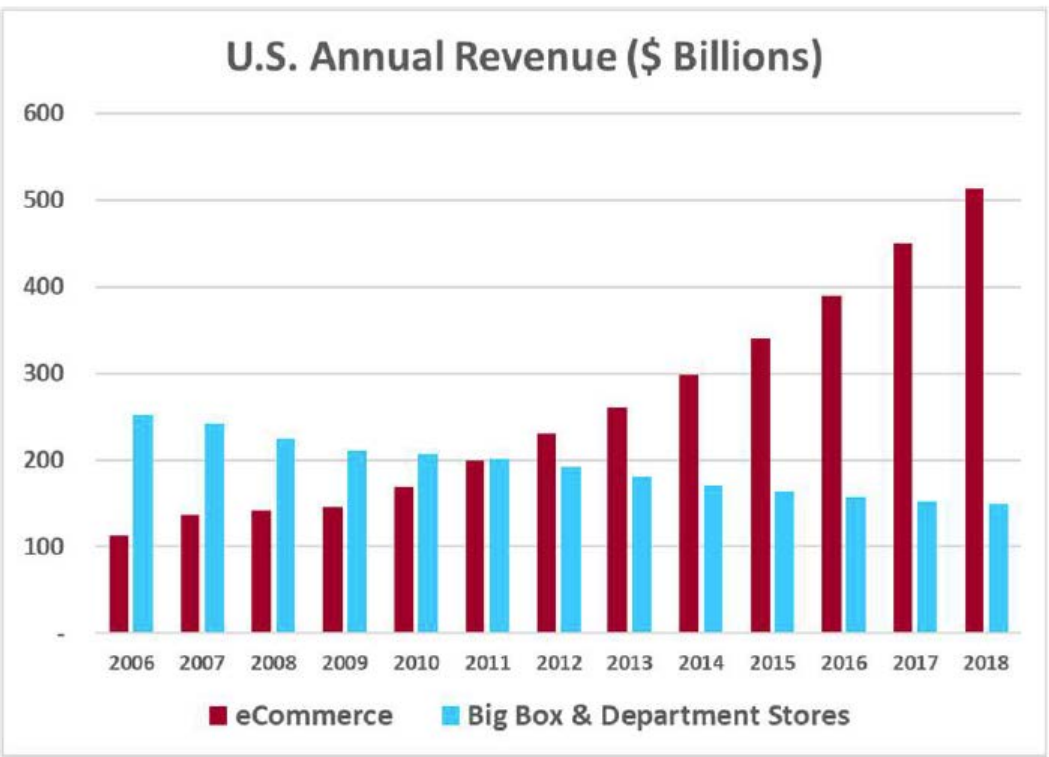
INTERNAL CAPTURE RATES OF TRIPS BY MIXED-USE



SHARE OF WALK, BIKE, AND TRANSIT FOR EXTERNAL TRIPS



Because of Online Shopping, We'll Need Less Retail Space



Source: (Census, 2019)

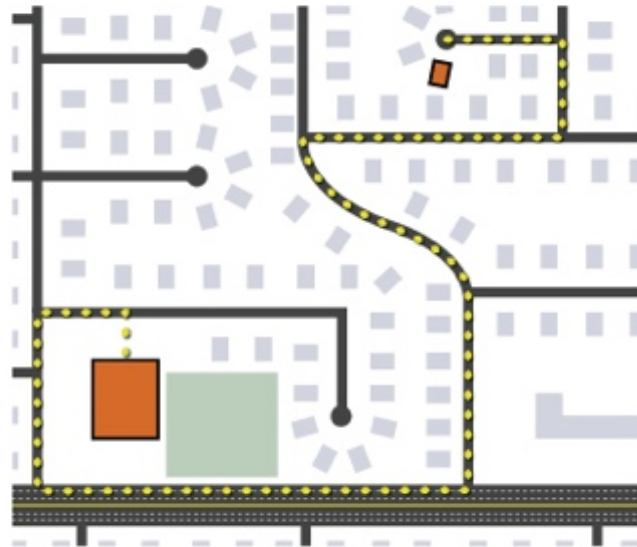


Internal and External Connectivity

Connected street networks provide shorter, more direct routes than disconnected, cul-de-sac style networks and encourage walking and bicycling. Because pedestrians, cyclists, and drivers have more route options, traffic is dispersed, resulting in safer, less crowded streets.



Neighborhood with connected streets



Neighborhood without connected streets

A mixed-use center consists of two or more land uses between which trips can be made using local streets without having to use major streets.

Internal and External Connectivity



The Importance of Parking

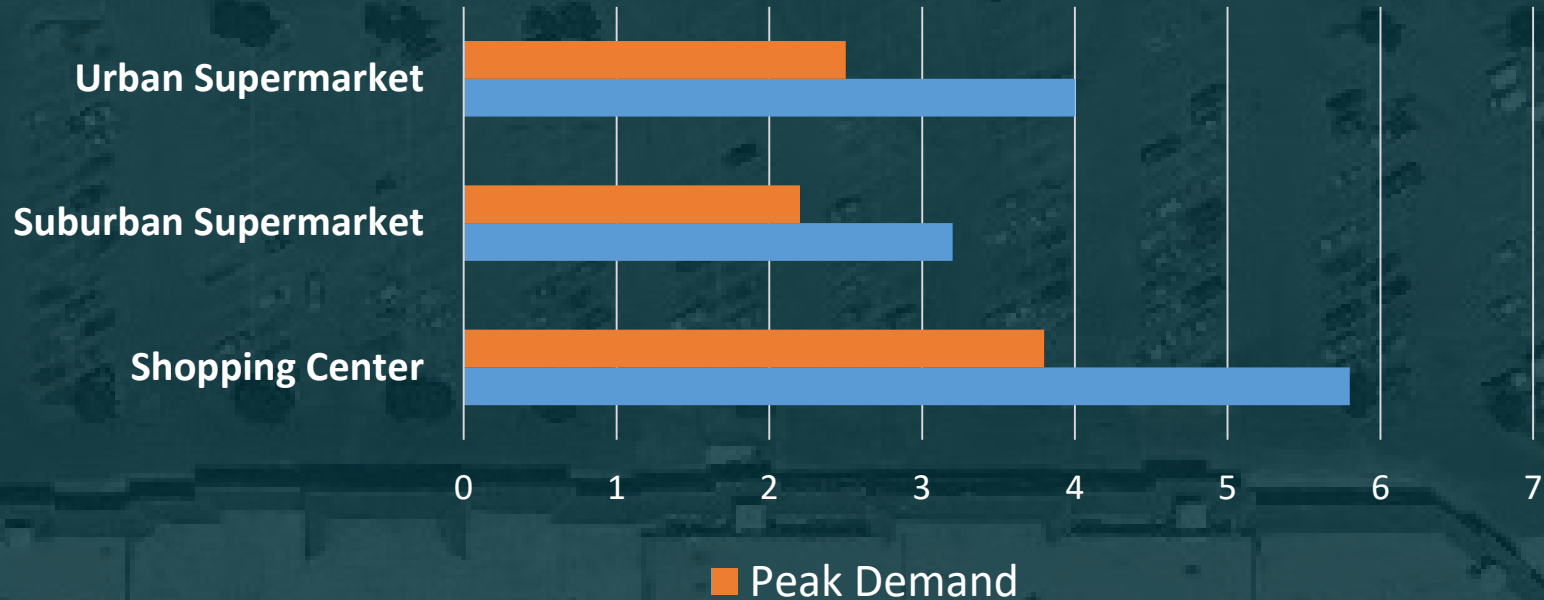


Parking is essential to market viability, but . . .
parking can be the biggest barrier to walkability

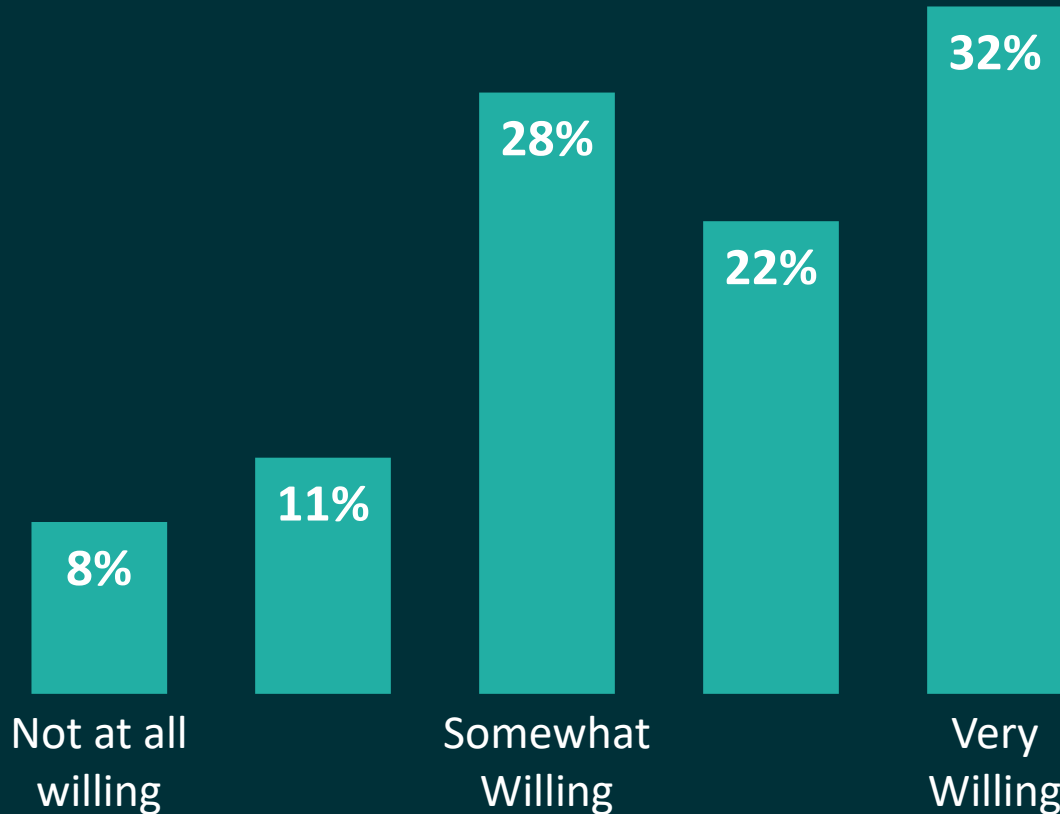
KEY DESIGN PRINCIPLES

PARKING — WE HAVE TOO MUCH

Salt Lake Valley Parking Supply vs. Demand (# of spots per 1,000 sq ft)



WHAT UTAHNS ARE WILLING TO DO



*“More communities will have to allow a **variety of housing types** other than large-lot homes (small lots, townhomes, apartments, duplexes, mother-in-law and basement apartments, etc.)”*



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