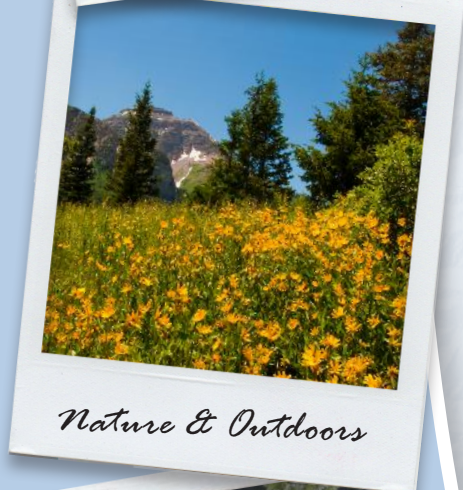




Wasatch

CHOICE for 2040



We Can *Choose* a Better Future

We enjoy an unparalleled quality of life along the Wasatch Front. People from all over the world are drawn to our stunning scenery, rich opportunities, and friendly spirit.

As one of America's fastest growing regions, we cannot take our high quality of life for granted.

How we grow will affect how we and our children will live. Important choices face us, and the path we take will have long-term consequences.

Utah has been a national leader in collaboration and planning for the future of our communities. Will we continue to act with purpose, building on our regional vision?

Will we continue to work together today so our children and grandchildren can prosper in a good job, afford a home, enjoy an active and healthy lifestyle, travel conveniently, access Utah's natural beauty, and live in safe, neighborly communities?

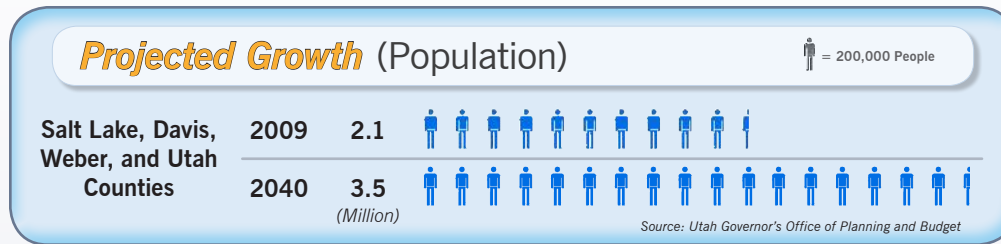
This is our *choice* to make!

A WASATCH FRONT VISION INSPIRED BY THOUSANDS OF UTAHNS



Growth Is Coming!

In the next 30 years, the population in Salt Lake, Davis, Weber, and Utah Counties, population will increase by 65%, adding another 1.4 million residents.



Continuing Past Development Patterns Will Adversely Affect Our Quality of Life

The way we develop our communities affects all aspects of our lives. If we continue the development patterns of the past few decades, the consequences will be severe.



Transportation

- The number of miles we drive will increase from 49 million miles driven per day in 2009 to over 90 million in 2040.
- The resulting congestion will increase stress, rob us of time we could spend on more important things, and negatively impact our economy.



Air Quality

- Continuing current trends will lead to increased driving which will degrade air quality and threaten our health and economic prosperity. Sprawling growth patterns exacerbate these effects.

Did you know? Hospital admissions increase significantly during bad-air-quality days.



Development and Infrastructure

- In Salt Lake, Davis, Weber, and Utah Counties, we will develop nearly 300 additional square miles of land by 2040. About 100 square miles of that development will be agricultural land converted to residential use.
- We are heading toward an unaffordable future. As communities spread out, infrastructure costs—paid with our taxes—increase dramatically.

Did you know? Growth-related expenditures rose from 31% of city budgets in 1982 to 61% in 2002, including transportation, water, and utilities.

We can't sustain our current path. Utah's dramatic growth requires that we make wise decisions.

There is a Better Way to Grow

The Wasatch Choice for 2040

Thousands of Utahns participated in developing the Wasatch Choice for 2040 Regional Vision—a way to protect what we value most about Utah as we grow. The Vision responds to market trends by allowing much of our new development in town centers tied together by an efficient, modern transportation system.

Benefits of implementing the Wasatch Choice for 2040



Housing and Transportation Choices

- *Reduces region-wide traffic congestion by 18%, benefiting businesses through improved worker productivity and enhanced movement of goods and services.*
- *Provides more choices for how we and the next generation will live, work, play, and travel.*



Enhanced Economic Development

- *Saves billions of dollars in infrastructure, housing, and transportation costs—an estimated \$4.5 billion reduction over 20 years.*
- *Enhances our ability to recruit and retain jobs and highly skilled workers.*



Cleaner Air and Water

- *Improves air quality for our health and economic growth.*
- *Uses less of our limited water resources.*
- *Preserves viable farms and valuable open space.*



Safe and Beautiful Neighborhoods

- *Maintains the character of existing neighborhoods by accommodating much of the new growth in town centers near regional transportation systems.*
- *Creates more active neighborhoods—supporting improved public health.*

A *Market-Based* Approach with Local Support

This Vision draws on sound market research and public input showing that changing demographics and consumer housing preferences, increasing land and energy costs, and a growing desire to trade commute time for family and recreation time are driving demand for living in town centers. In short, it gives people what they want. Elected officials—who have ultimate authority to make land-use decisions for their residents—have reviewed and approved the Vision.

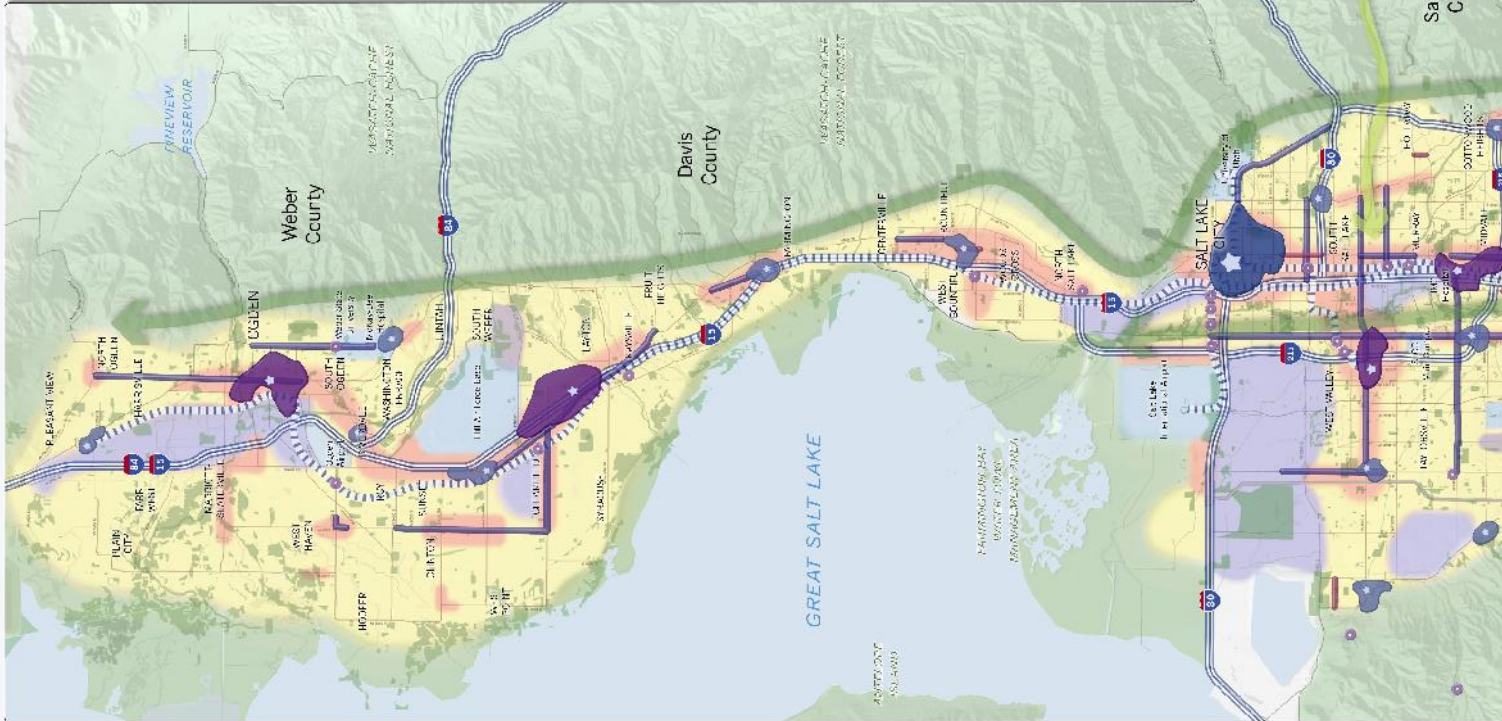
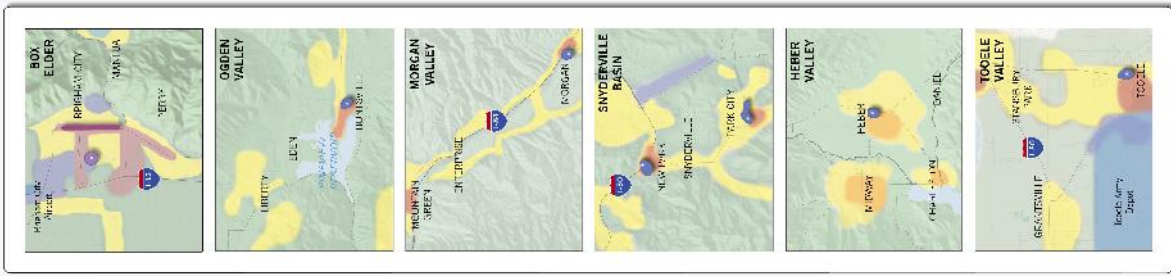
By implementing the Wasatch Choice for 2040 Vision, we can accommodate growth, enjoy more financial security, build healthy communities, and preserve the stunning beauty of our state.



Turn Page for the
Vision Map

The Wasatch Choice for 2040 Vision Map

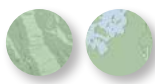
The Greater Wasatch is one region, stretching from Weber County south to Utah County and from Tooele County east to the Wasatch Back. We compete economically with other regions, comprise one job and housing market, and share the same air and water. Where and how we shape tomorrow's neighborhoods, communities, and economic centers within our region will dramatically affect the quality of our lives, including how much time and money we spend getting around, the quality of the air we breathe, and the choices we have available to live, work, shop, and play.



Greenspace



Greenspace rings our valleys, connects our cities, and provides space for civic and social functions in our towns and neighborhoods. The Wasatch Choice for 2040 affirms that our natural resources and working lands provide immense benefits. We should safeguard them to preserve our regional food system, protect our water quality, and maintain our recreational opportunities. These lands also provide needed wildlife habitat, help to clean our air, and provide relief from our urban environment. Even closer to home, our parklands and greenspaces provide critical gathering spaces, recreational amenities, and connection to the natural world.



Regional Greenspaces

The Bonneville Shoreline Trail, the Jordan River Parkway, and the Provo River Parkway

Regional Connections

Links between greenspaces and major population centers

Green Context

The Wasatch and Ogurth Mountains, the Great Salt Lake, and Utah Lake

Centers



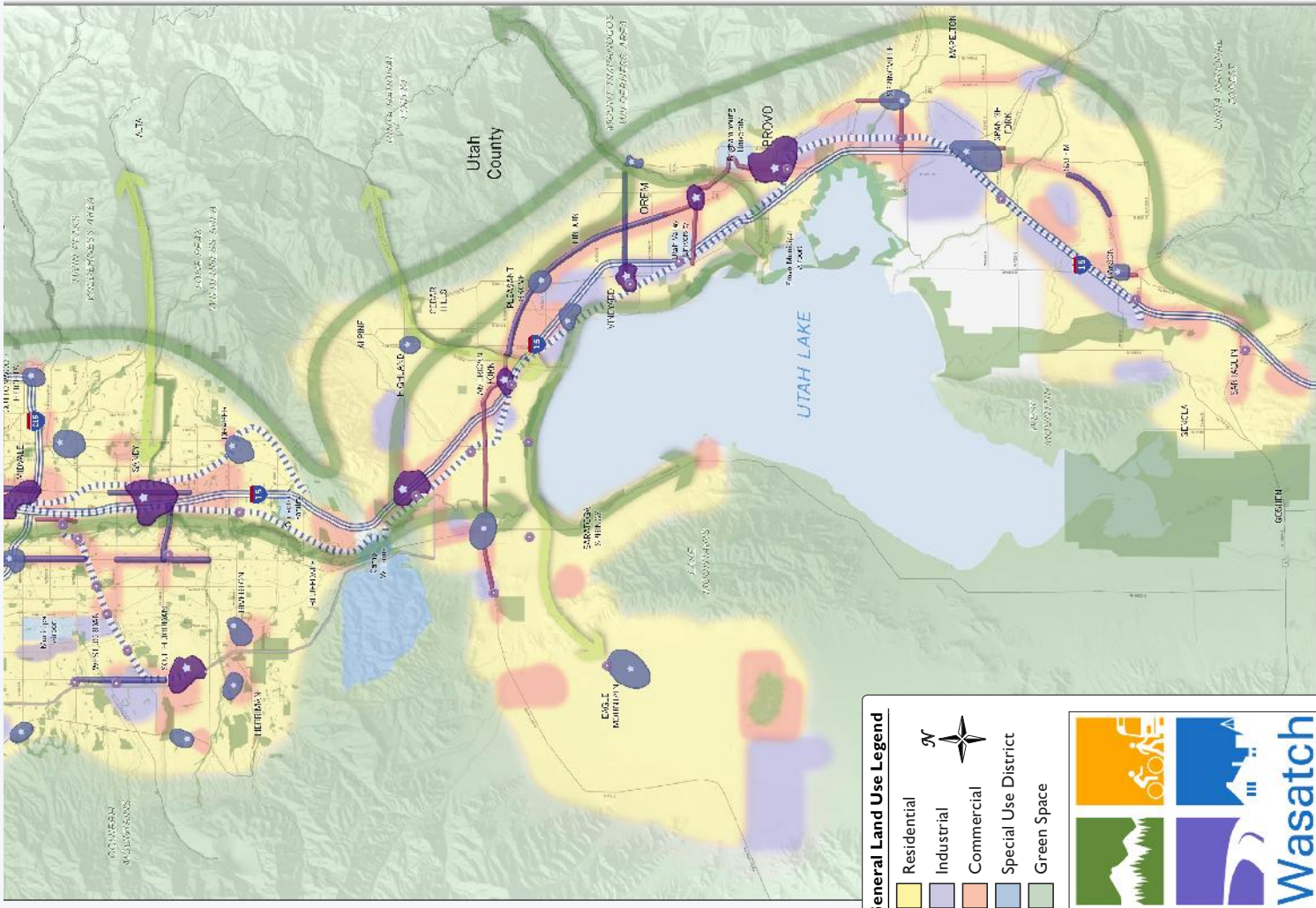
Centers are historical and emerging regional destinations of economic activity. The Vision suggests that these centers should grow to provide ever-broadening choices for residents to live, work, shop and play; a mix of all of these activities is welcome. Centers should work with the long-term market, helping provide opportunities to residents who want to live close to work, walk or bike to shop, and have both great transit and road access – desperately needed as our population ages, gas prices and congestion increase, and housing prices inch upward.

Metropolitan Center



20 to 200 Housing Units per Acre

Downtown Salt Lake City is the metropolitan center, serving as the hub of business and cultural activity in the region. It has the most intensive form of development for both employment and housing, with high-rise development common in the central business district. It will continue to serve as the finance, commerce, government, retail, tourism, arts, and entertainment center for the region.



General Land Use Legend

- Residential
- Industrial
- Commercial
- Special Use District
- Green Space

Wasatch
CHOICE for 2040

Urban Center

Urban centers are the focus of commerce and local government services benefiting a market area of a few hundred thousand people. Urban centers will be served by high-capacity transit and major streets. They are characterized by two- to four-story employment and housing options.



Town Center

Town centers provide localized services to tens of thousands of people within a two- to three-mile radius. One- to three-story buildings for employment and housing are characteristic.



Station Community

Station communities are geographically small, high-intensity centers surrounding high-capacity transit stations. Station communities vary in their land use: some feature employment, others focus on housing, and many will include a variety of shops and services.



Corridors

Corridors combine a mix of uses—retail, offices, and residences—with multiple transportation options (sidewalks, bike lanes, roadways, and public transportation). Two types of corridors are identified in the Vision: Boulevard Communities and Main Streets. Examples of Boulevard Communities might include State Street or Redwood Road—with higher traffic volumes, yet envisioned as multi-modal boulevards with public transportation systems supporting increased residential, office, and commercial development. Main Street examples might include Magna or Lehi—more historic in character with lower traffic volumes, wider sidewalks, and more on-street parking.



Main-Street Community

Main streets are linear town centers. Each has a traditional commercial identity but on a community scale. Main-street communities prioritize pedestrian-friendly features, but also benefit from good auto access and often transit.



Boulevard Community

A boulevard community is a linear center coupled with a transit route. Unlike a main street, a boulevard community may not necessarily have a commercial identity, but may vary among housing, employment, and retail along any given stretch.



Commuter Rail / TRAX

Freeways

Keystones of the Wasatch Choice for 2040 Vision



Accommodate growth in town centers, near regional transportation systems, and transit stations.

A Town Center is Reborn - In this example, an older commercial property in a town center is redeveloped. The new development is multiple stories and includes new shops on the street level, offices on the second floor and apartments/condos on the upper floors. This “mixing of uses” creates a vibrant area and locates potential customers near retail and other services. This busy center is linked to a transit system, bringing customers and commuters into town without their automobiles, improving traffic flow and mobility.



Coordinate freeways, rail lines, rapid busways, and key boulevards with town centers and transit stations.

Main Street USA - Along the Wasatch Front, much of our business and economic activity occurs along busy arterials. Strip malls, chain stores and garish signs dominate these busy automobile-oriented corridors. What if we built new public transportation systems, bike lanes, and pedestrian amenities along portions of these corridors, and encouraged the development of new residential, commercial and office buildings? That's the transformation shown in the images below, which could happen over the next 10 years.



Before



After



GREEN SPACE

Safeguard natural resources, working farms, parks and trails, and encourage infill and redevelopment.

Jordan River Parkway - The Jordan River corridor can become one of our region's signature amenities. By protecting and restoring natural areas, completing the parkway trail, and revitalizing developed areas, we can create a wonderful opportunity for families to enjoy nature and recreation. This is one of many opportunities we have to protect and enhance our beautiful open lands for future generations.



Before

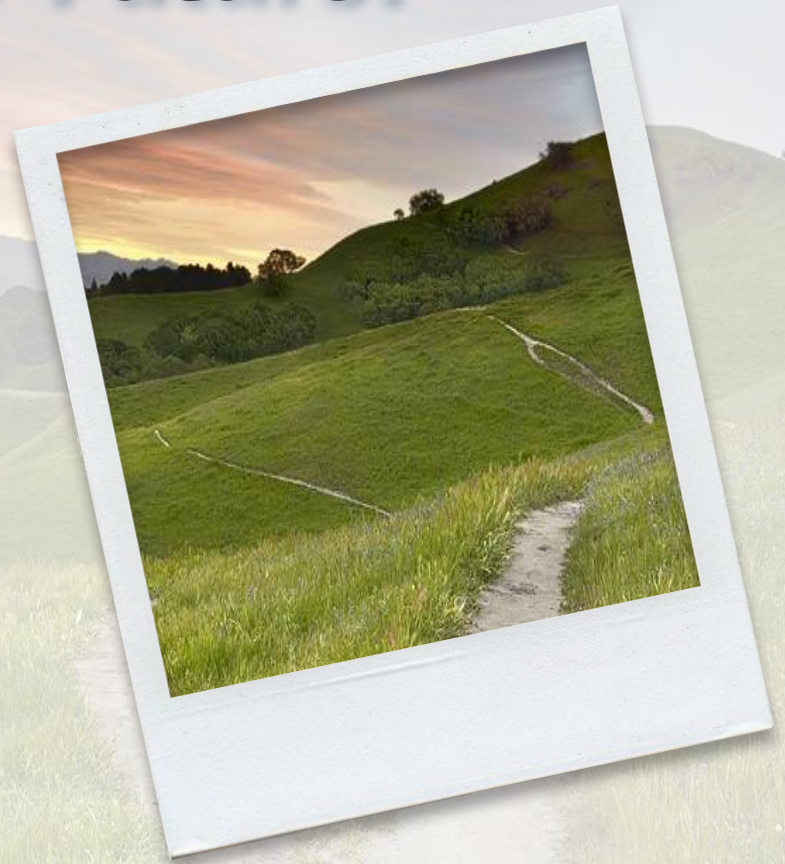


After

What *Choice* Will We Make for the Future?

“The future is not some place we’re going to, but a place we are creating. The paths to it are not found, they are made.”

- Jane Garvey



Wasatch Choice for 2040 — *Growth Principles*

1. Provide public *infrastructure* that is efficient and adequately maintained
2. Provide regional mobility through a variety of interconnected *transportation* choices
3. Integrate local *land use* with regional transportation systems
4. Provide *housing* for people in all life stages and incomes
5. Ensure public *health* and safety
6. Enhance the regional *economy*
7. Promote regional *collaboration*
8. Strengthen sense of *community*
9. Protect and enhance the *environment*

For more information please visit www.wasatchchoice2040.com