



Layton City Council
Work Meeting – September 18, 2014

Growth Scenarios and Visioning Project



Project Update and Overview

Local Planning Resource Program Agreement

8+ Month Process



Impactful Vision to secure strategic, functional and visual cohesion for the future.

AND

Implementation Strategy that guides how we fit the pieces together to be a great place.



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**Months
1 - 3**

**Values, Issues, Data and
Stakeholders**



- **Project Team work session to develop stakeholder plan, public engagement plan and publicity plan**
- **Identify project goals and potential challenges**
- **Evaluate values research and issues**
- **Begin stakeholder identification**
- **Begin ET+ Baseline Scenario**
- **Identify technical Advisory Group for model calibration**



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**Months
1 - 3**

Identifying and Engaging Stakeholders



- ECONOMY & DEVELOPMENT**
 - Economic Development
 - 'Buy Local First' groups
 - Landowners
 - Chambers of Commerce
 - Business Owners
 - Community Reinvestment Act officers
 - Financiers
 - Realtors
 - Developers
- WHO ARE YOUR STAKEHOLDERS?**
- HOUSING**
 - Housing Coalitions
 - Fair Housing Groups
 - Renters Associations
 - Homebuilders
 - Residents of Housing Project
- PUBLIC SECTOR**
 - Congressional Liaisons
 - Federal Departments and Agencies (FHWA, EPA, DOT, HUD, etc.)
 - State Departments, Boards and Agencies
 - State Legislators
 - Tourism
 - Health Department

- Stakeholder identification process
- Stakeholder group kick-off meeting
- Project Brand and Web Presence
- Prepare Public Workshop Materials
- Train Stakeholders for public workshops

Who do I need to involve if my issue is...

- land use?
- transportation?
- environment?
- economic development?
- education?
- equity?
- healthy lifestyle?

Mr. Stakeholder Ms. Champion

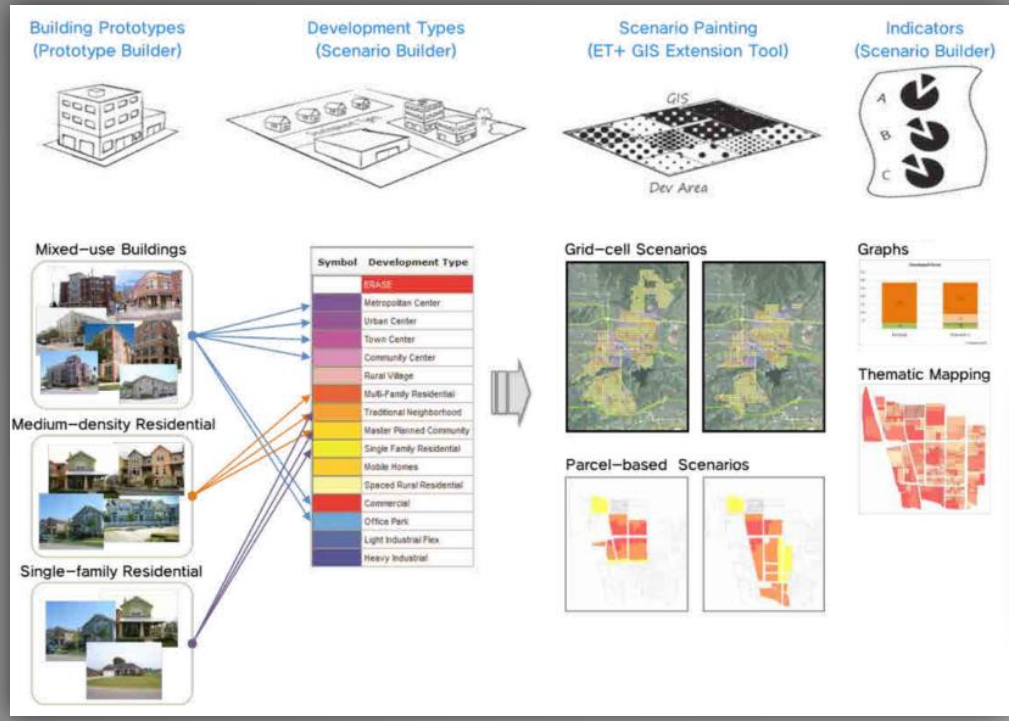
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**Months
4 - 5**

**Analyze Data, Scenario
Development**



- **Develop time horizon**
- **Evaluate data sets**
- **Develop baseline scenario and model alternative scenarios with input and analysis from Technical Advisory Group**
- **Stakeholder training and preparation for Public Workshops**



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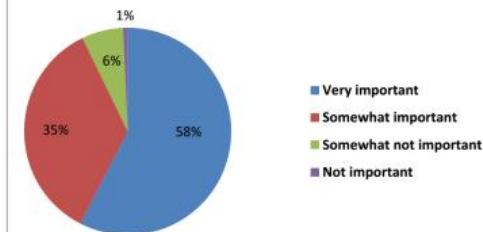
Months
4 - 5

Community Coordination And Engagement (Part 1)



Participants at a public workshop answer questions using interactive keypads and results are displayed in real-time.

Restaurants and Entertainment Destinations



- Public workshops – 2 city-wide, innovative format to engage public
- Online survey to supplement workshops
- Stakeholders begin review and synthesis of public input



COMMUNITY

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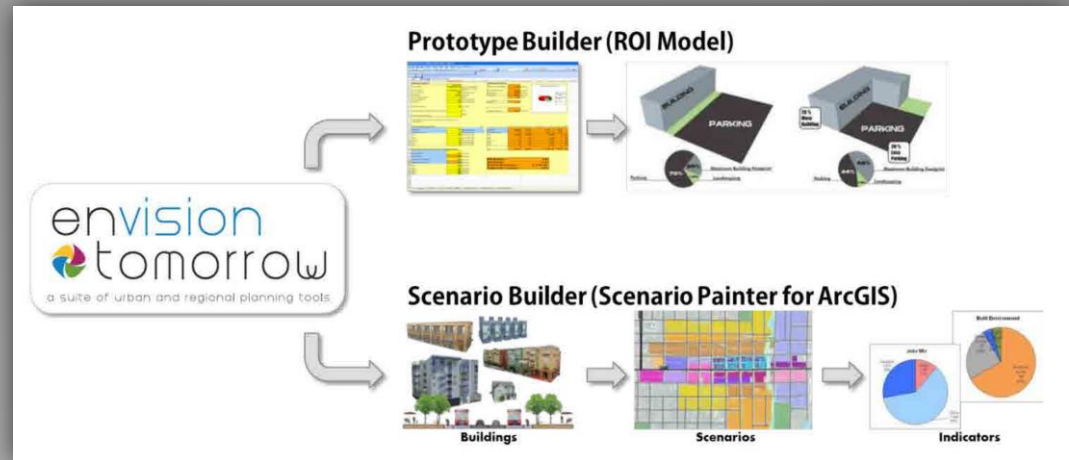
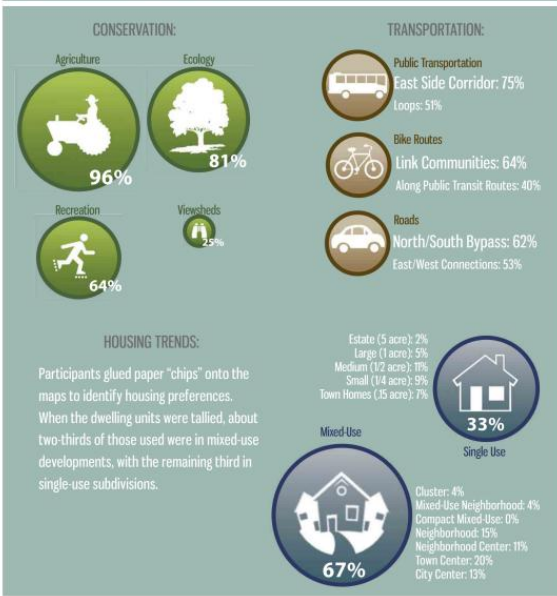
**Months
4 - 5**

Technical Analysis and Scenario Development



- Stakeholder group identifies "themes" from public workshops
- Test and measure scenarios
- Technical Advisory Group analysis and input
- Create preferred scenario

A Closer Look: Cache Valley What Percentage of Workshop Maps Identified a Particular Theme?



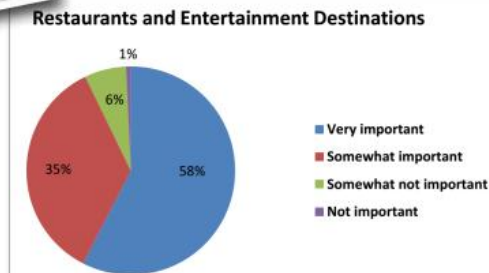
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**Months
4 - 5**

Community Coordination And Engagement (Part 2)



Participants at a public workshop answer questions using interactive keypads and results are displayed in real-time.



- Public Choosing Meeting materials developed
- Stakeholder group reviews and tests meeting materials
- Public Choosing Meeting and Online Survey



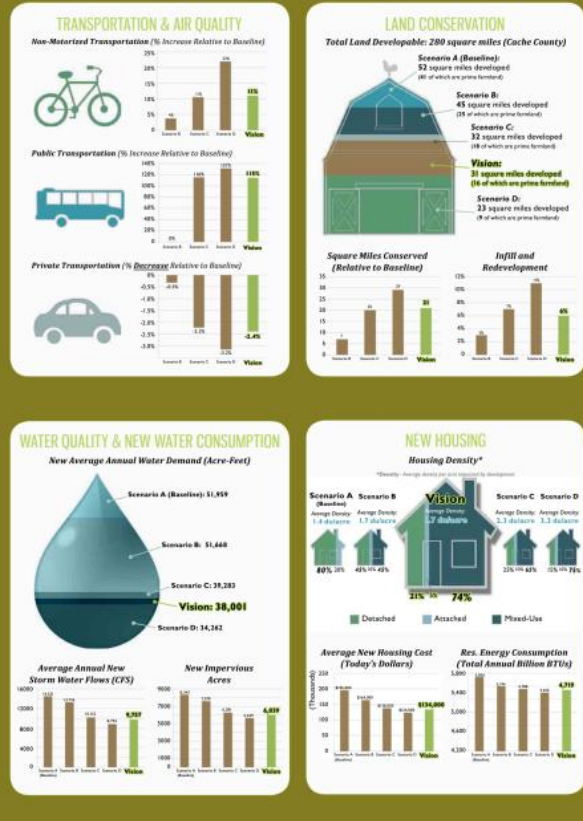
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Months
6 - 8

Vision and Implementation



HOW DOES THE VISION MEASURE UP?



- Stakeholder Vision Theming Meeting
- Vision Development
- Vision Summit materials developed
- Stakeholder Vision review and pre-meeting
- Vision Summit
- Vision Document and/or online presence developed
- Draft General Plan policies to implement Vision and final
- Implementation Report

Vision Summit

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Example Projects



CACHE VALLEY VISION GENERAL GROWTH PATTERNS, HOUSING, AND EMPLOYMENT

VISION PRINCIPLES

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agriculture 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, get to school, work and play.
3. Develop clean and sustainable industry and good paying jobs close to home.

BIG IDEAS & CONCEPTS

1. GROWTH

As we grow, most of us will live within existing municipalities. A more compact growth pattern emerges, as well as an emphasis on built and semi-rural patterns, which reduce pressure on walking and road travel and demand. Existing communities will become a more compact pattern and absorb a majority of the population as density and form change over time or enhanced. Walkable and central communities also experience growth with access to existing neighborhood town centers that provide for day-to-day needs and some employment. This growth pattern plans a mix of jobs, shopping, low-density and centers at the center of larger sites and towns with single-family housing nearby.

Mixed-Use Neighborhoods

Mixed-use neighborhoods include a wider range of single-family homes on a variety of lot sizes, townhomes, townhomes, townhomes, and perhaps a small market or cafe on walking distance.

Compact Mixed-Use Neighborhood

Compact mixed-use neighborhoods feature townhome-style single-family homes on smaller lots, as well as townhomes and townhomes and multi-family homes. They have a townhome-style, and some small businesses, services, and cafes are within walking distance.

Neighborhood Center

Neighborhood centers limit residential small businesses, offices, shops, and restaurants, compact walking (along street frontages), and perhaps a small plaza area a short distance. The center is surrounded by single-family homes and townhomes, parks and trails, churches and schools.

Town Center

Town centers include a larger business district and more compact residential (townhomes and apartments) along neighborhood centers, often along walking routes through major parks, plazas, churches, and schools. The center is a single-family home on walking lots.

City Center

City centers include a larger business district and more compact residential (townhomes and apartments) along neighborhood centers, often along walking routes through major parks, plazas, churches, schools, and townhome-style single-family homes adjacent to dense compact urban.

2. DESIGNING DENSITY

When used, new residents will be single-family homes, providing an expanded range of housing choices is also important. Design makes a difference, providing more residential housing in a more walkable, centrally located area.

Building volume is the same as the same way single-family houses do, but more compact to land.

Most residences face the street, engaging with the neighborhood.

Walking is the best.

Building materials and materials are similar in quality to surrounding single-family homes.

3. LAND RECYCLING

Existing communities can accommodate significant growth through land recycling. Vacant developable land is found in many cities and towns. The vacant and underused land, particularly in commercial areas, can be recycled. Imagine the impact of parking transforming to a vibrant space with a mix of shops, offices, and townhomes. Imagine an empty big box building transforming to a recreation center, senior center and a library. What if all of this happened on the same parcel? Community and housing will be healthier and more vibrant.

4. EXISTING NEIGHBORHOODS

As new growth incorporates a wider range of housing choices, existing residential neighborhoods remain largely unchanged.

LEGEND OVERVIEW

Residential
Residential areas range from large-scale lots to townhome-style to townhome-style to townhome-style.

Employment

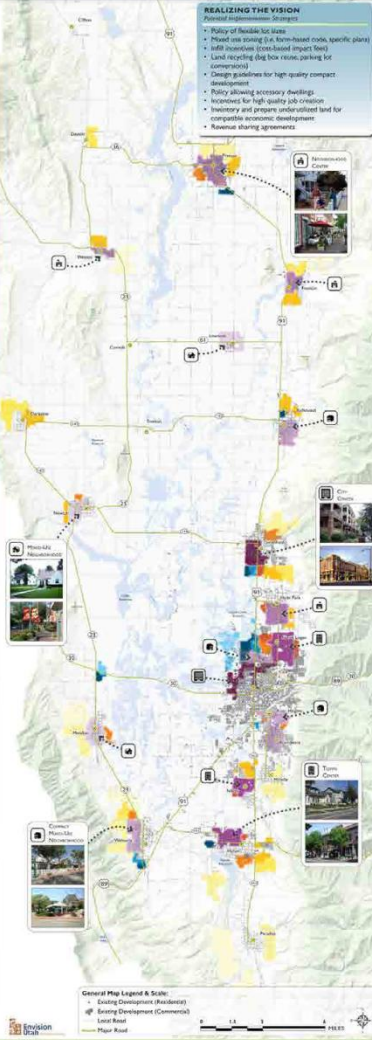
Employment intensity refers to how many jobs per acre there are. Office parks are considered high intensity, followed by retail, heavy industrial, and light industrial.

Mixed-Use Neighborhoods and Centers

Mixed-use areas integrate a range of compatible housing options, shopping, and recreation with a walkable neighborhood or center. Residential and employment locations can vary, ranging from the lower end of mixed-use neighborhoods to vibrant city centers. The quality of these neighborhoods is established by street design.

REALIZING THE VISION

- Policy of flexible lot sizes**
- Mixed use zoning (i.e. townhome-style, specific plan)
 - Multi-unit (townhome-style) zoning
 - Land recycling (big box reuse, parking for conversion)
 - Design guidelines for high-quality compact development
 - Policy allowing accessory dwellings
 - Incentives for high-quality job creation
 - Incentive and program, underutilized land for compatible economic development
 - Business sharing agreements



CACHE VALLEY VISION NATURAL RESOURCES, WORKING FARMS, AND RECREATION

VISION PRINCIPLES

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agriculture and natural lands.
2. Protect, preserve and improve air quality, water quality, wildlife habitat, agricultural land and the scenic beauty of Cache Valley.
3. Maintain and improve access to recreation by converting local recreational amenities to a regional network.
4. Expand local recreational systems, providing small parks located near where people live and linked by trails for walking and biking.

BIG IDEAS & CONCEPTS

1. WATER QUALITY

Water quality resources identified on the map include some bridges, wetlands and floodplains. Key water quality resources to protect are existing and improving the quality and volume of our water supply and treating greywater and stormwater runoff to protect water quality. Key water quality resources to protect are existing and improving the quality and volume of our water supply and treating greywater and stormwater runoff to protect water quality.

2. A Network of Wildland

The most sensitive areas of riparian habitat, wetlands and floodplains are located in the valley. These areas are critical to the health of the valley's water resources and provide a natural buffer between urban areas and the surrounding mountains. These areas are critical to the health of the valley's water resources and provide a natural buffer between urban areas and the surrounding mountains.

3. RURAL TRANSITION ZONES

Some view corridors are particularly important to the valley's water resources and provide a natural buffer between urban areas and the surrounding mountains. These areas are critical to the health of the valley's water resources and provide a natural buffer between urban areas and the surrounding mountains.

4. A VIEW FROM THE ROAD

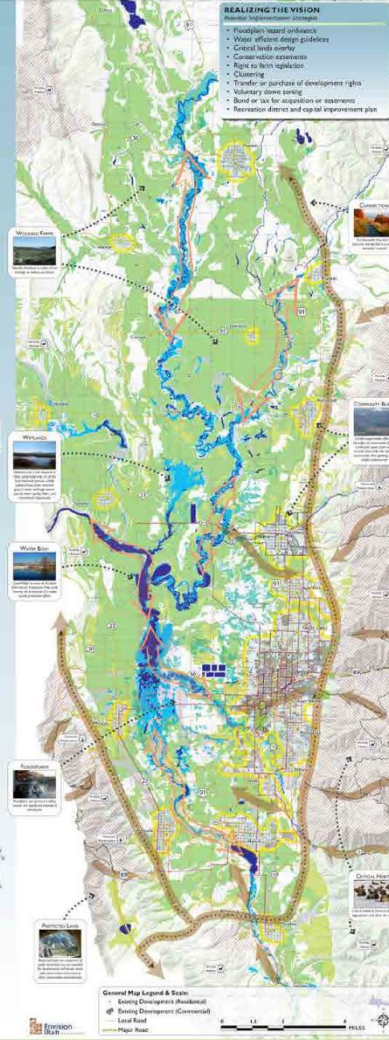
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5. RECREATION

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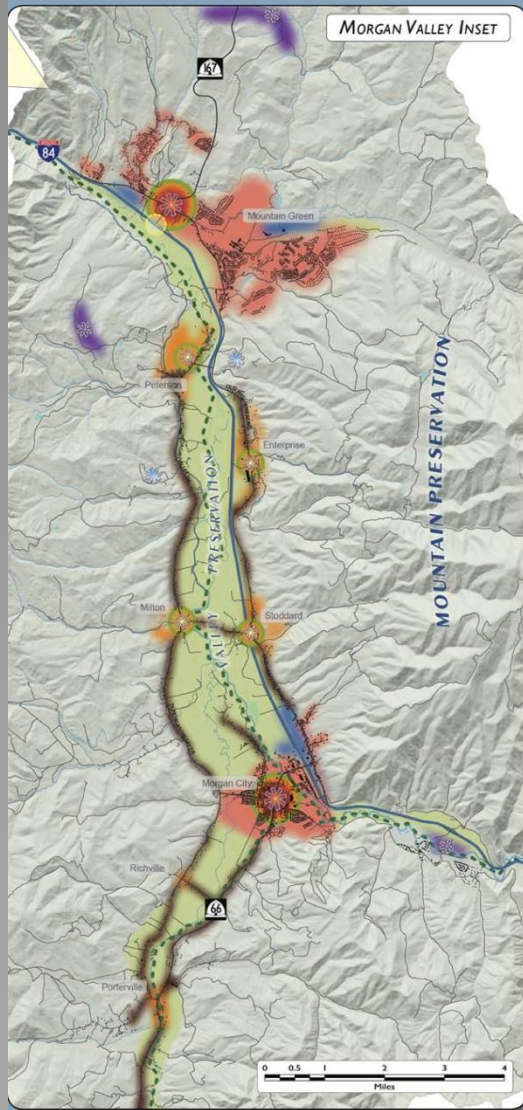
6. PROTECTED LANDS / CRITICAL HABITAT

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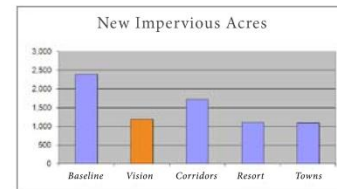
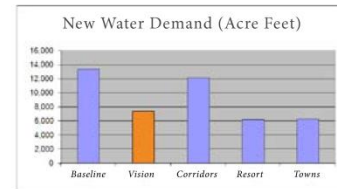
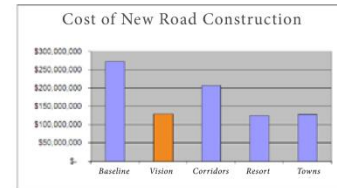


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Example Projects



The Charts below illustrate how the vision performs relative to the other scenarios.



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