

## DESIGNWORKSHOP

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## MEMORANDUM

To: City of Spanish Fork, MAG

From: Chris Geddes, Marianne Stuck, Emily Burrowes,  
Design Workshop

Date: July 15, 2024

Project Name: Spanish Fork General Plan and SAP

Project #: 7361

Subject: Public Survey #2 Revised Draft

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This memo includes a final draft of the public survey, intended to be open from July 29 to August 19 and advertised by Spanish Fork through existing channels. The survey will be hosted by Design Workshop on Qualtrics and accessible through the project website (Storymap).

Introduction Text: Thank you for taking the survey! Your input will guide the development of a Land Use update to the General Plan that will direct how the community envisions future growth and change in Spanish Fork, as well as a Station Area plan for the anticipated future UTA FrontRunner station. Your input helps ensure recommendations reflect your community's vision and needs. Please take this 5-minute survey. It consists of 18 questions regarding potential growth, land use scenarios, and high-level ideas for the Station Area, starting with demographic questions. All demographic responses will be kept confidential.

### Demographics

1. What is your primary language?
  - a. English
  - b. Spanish
  - c. Other
2. So far, I have participated in the following events related to the Spanish Fork Land Use Element Update & Station Area Plan (select all that apply)
  - a. I participated in the previous online survey
  - b. I participated in a focused Stakeholder meeting
  - c. I participated in the Chip Game work session
  - d. I have visited the project website
  - e. None of the above. This is my first introduction to the project
3. What is your age?
  - a. Under 18
  - b. 18-24
  - c. 25-34
  - d. 35-44

- e. 45-54
- f. 55-64
- g. 65-74
- h. 75-84
- i. 85 or older

4. What is your gender?

- a. Male
- b. Female
- c. Non-binary/Gender non-conforming
- d. Other\_\_\_\_\_
- e. Prefer not to say

5. What is your connection to Spanish Fork (Choose all that apply)

- a. Full time resident of Spanish Fork
- b. Part time resident or second homeowner in Spanish Fork
- c. I am a year-round resident, living outside of Spanish Fork, in the region
- d. I am a part time resident, living outside of Spanish Fork, in the region
- e. I am a landowner
- f. I work in Spanish Fork
- g. I am a Spanish Fork business owner
- h. I live outside of the region
- i. Other\_\_\_\_\_

6. Click on the map where you live. All information is anonymous and for planning purposes only. If you live outside the area shown, skip to the next question. {image}

7. Did you review the information presented in the project website (Storymap) before responding to the survey?

- a. Yes
- b. No

**Overall Growth Strategy Questions**

As Spanish Fork's population continues to grow, the demand and need for housing and support services will increase, with the largest increase projected to occur between 2030 to 2040. While population growth may be good for the City's future, Spanish Fork faces the dilemma of finding a way to accommodate this growth, especially when it comes to housing. **Based on population growth projections, Spanish Fork will need to accommodate 6,800 new residential units by 2040.**

Currently, Spanish Fork does not have enough land available to accommodate projected population growth.

In the previous survey, we learned that the most important growth topics to address were traffic management, incorporating smart growth to accommodate growing population, and protecting agricultural lands and open space. For more information on the process, community engagement outcomes, and Chip Game results, visit the project website [\(add link back to Storymap section on engagement\)](#).

While much of Spanish Fork's existing residential neighborhoods are likely to remain unchanged, outreach has identified four locations where a diversity of housing types and land uses may be appropriate. The diagram below shows the areas where future growth could happen, and the following questions explore preferred land uses for each one of these locations [\(include map that shows the future growth areas\)](#).

8. North Gateway: UDOT is currently analyzing the location for a new highway interchange at I-15 and 2700 North, and there is potential to create a new north gateway to the city. Please identify your top priorities for land uses in this area (choose up to three):
  - a. Commercial/retail
  - b. Mixed use (residential above ground-floor retail)
  - c. Office
  - d. High-density housing (apartments)
  - e. Medium-density housing (townhomes, condominiums)
  - f. Low-density housing (single-family homes)
  - g. Neighborhood Park
  - h. Preserved open space
  - i. Other
9. Station Area: UTA is currently performing an environmental assessment to identify the preferred location for a future FrontRunner station while UDOT is also performing an environmental assessment to evaluate the potential of a new interchange. UTA's goals with station area planning are to drive transit ridership and increase the supply of affordable housing, among others. Please identify your top priorities for land use in this area (choose up to three):
  - a. Commercial/retail
  - b. Mixed use (residential above ground-floor retail)
  - c. Office
  - d. High-density housing (apartments)
  - e. Medium-density housing (townhomes, condominiums)
  - f. Low-density housing (single-family homes)
  - g. Neighborhood Park
  - h. Preserved open space
  - i. Other
10. East Spanish Fork (US6): While much of the east side of town consists of established residential neighborhoods, there does remain land that may be suitable for development – particularly at US 6 and near Spanish Fork Parkway. Some residents have expressed a desire for more neighborhood-

serving retail in this area, along with additional housing options. Please identify your top priorities for land uses in this area (choose up to three):

- a. Commercial/retail
- b. Mixed use (residential above ground-floor retail)
- c. Office
- d. High-density housing (apartments)
- e. Medium-density housing (townhomes, condominiums)
- f. Low-density housing (single-family homes)
- g. Neighborhood Park
- h. Preserved open space

11. Southwest Gateway: UDOT also has future plans to reconstruct the existing interchange at I-15 and SR 164 at the southwestern part of the city (Benjamin Exit), and there is an opportunity to create a new southwest gateway to town. Please identify your top priorities for land uses in this area (choose up to three):

- a. Commercial/retail
- b. Mixed use (residential above ground-floor retail)
- c. Office
- d. High-density housing (apartments)
- e. Medium-density housing (townhomes, condominiums)
- f. Low-density housing (single-family homes)
- g. Neighborhood Park
- h. Preserved open space

12. Are there other areas not identified in the four previous locations where you would like to see growth and development? (add map for people to indicate)

### ***Land Use Scenario Questions***

Analyzing results from the Chip Game exercise and considering values and concerns from the community (on-line Survey #1 results), our team created two scenarios that include key ideas discussed with Stakeholders. Our team also prepared a Base Trend Scenario that illustrates what would happen if growth continued "as is", following typologies and densities that the city has seen in recent development projects. Two proposed scenarios are described below assuming a possible FrontRunner station location on the south side of Center Street and a new interchange location. Both these locations could change as UDOT and UTA complete their analysis and environmental assessment.

#### **Scenario 1: East-West Spine (400 N to 100 S)**

In this Scenario, the North Gateway has the highest average density and the largest percentage of total growth. The Station Area and South Gateway areas also concentrate an important percentage of growth, while the area along US 6 near the intersection with Spanish Fork Parkway accommodate a smaller growth



percentage, with medium density development and neighborhood-serving commercial uses. Redevelopment along Main Street can help increase density and vitality downtown, while accommodating a smaller percentage of future growth.

13. Which one of the following strategies do you like most about Scenario 1? Rank your top five
- Areas of growth are distributed in various parts of the city and not just along I-15
  - Redevelopment of underutilized land is proposed along Main Street
  - The growth area along Hwy 6 that will provide new services and density in that area
  - A new Town Center (commercial and service uses) is proposed in the future Station Area
  - The South Gateway presents medium density development
  - East-West streets will be improved to connect proposed nodes
  - Large open space area west of I-15 that will connect the future Station Area with the river and existing trails

### **Scenario 2: I-15 Focused: Corridor Growth**

In Scenario 2, growth is concentrated along the I-15 Corridor, with the north Gateway area accounting for the largest percentage of new units, the south Gateway area accommodating significant growth and high density, and the Station Area focusing on medium density mixed-use and residential land uses. Hwy 6 plays a smaller role in this Scenario.

14. Which one of the following strategies do you like most about Scenario 2? Rank your top five
- Growth nodes are only focused along I-15
  - No major growth is proposed along Hwy 6
  - North Gateway holds the highest density
  - Commercial and office edge at the future Station Area to create a buffer from I-15
  - Central green space in the future Station Area that will serve as a gathering place
  - Large recreational facility proposed south of the future Station Area
  - Station Area includes focuses on medium density development

### **Station Area Plan Questions**

The station area has the potential to be a new vibrant hub of activity for Spanish Fork residents and visitors. Each community with a current or future fixed-rail (FrontRunner or Trax) station is required to create a vision for land within a ½ mile radius of these stations, and each community has a different vision for the station area that serve the needs and desires of residents and employers.

Currently, the western portion of the Spanish Fork station area is primarily agricultural and the following questions are designed to capture not only the community's desired land uses in the area – but also the character and intensity of future development.

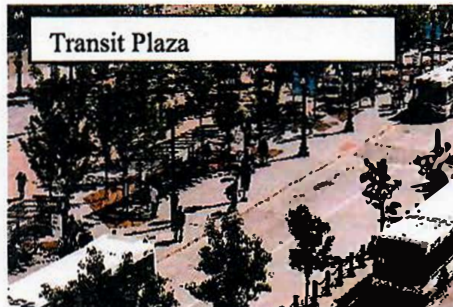
15. How important are the following concepts for future planning for the Station Area? Click and drag your selection in order of priority. (1 being extremely important and 7 being not important)
- Create a sense of place (gathering spaces, open space, events)
  - Increased residential through affordable/attainable housing

- c. Increased office space and employment
- d. Increased retail options (restaurants, convenience, food access)
- e. Enhanced pedestrian connections to nearby destinations (i.e. Main Street, River Trail, etc.)
- f. Safe and comfortable access to transit
- g. Create a vibrant community destination
- h. Other \_\_\_\_\_

16. Which of the following images identify the features you think the future Station Area should have?  
Choose all that apply.



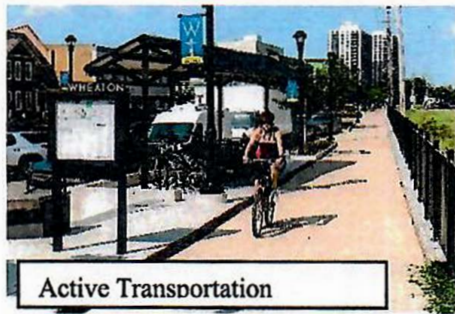
Active Public Space



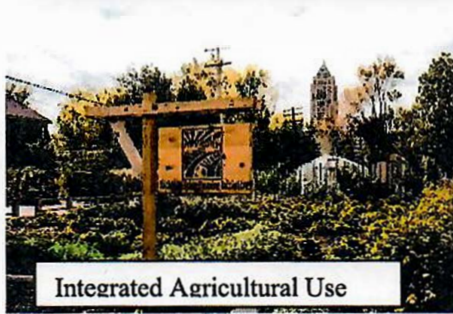
Transit Plaza



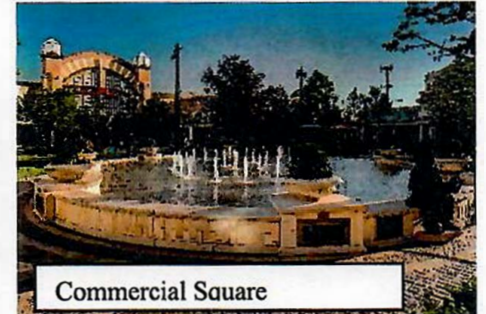
Central Green Space



Active Transportation



Integrated Agricultural Use



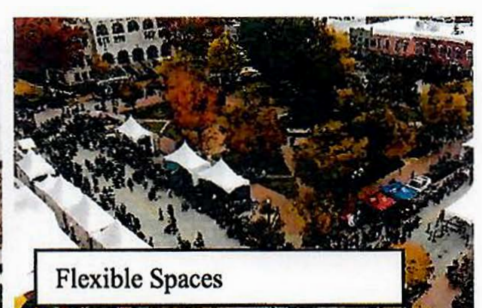
Commercial Square



Outdoor Dining Areas



Town Square

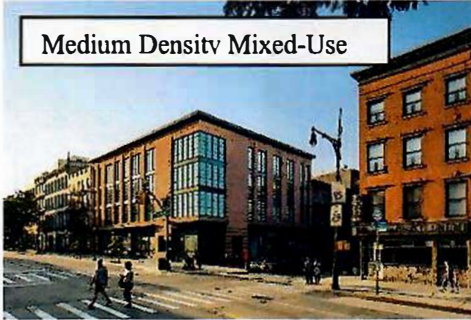


Flexible Spaces



17. Which of the following development typologies would you like to see at the future Station Area?

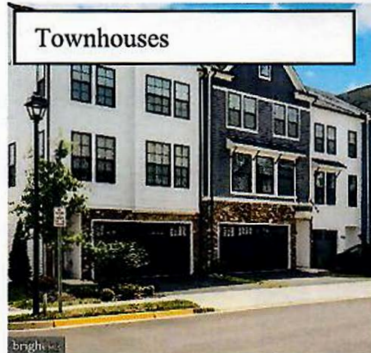
Medium Density Mixed-Use



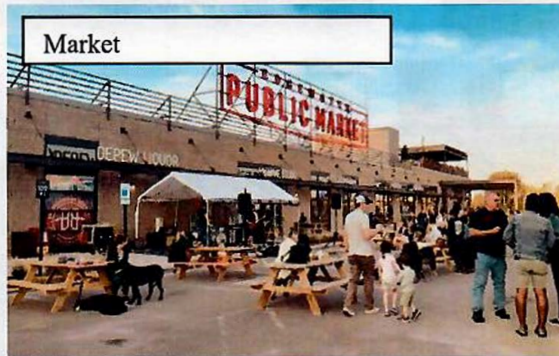
Apartments



Townhouses



Market

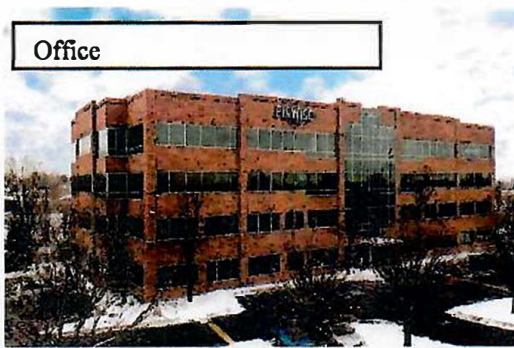
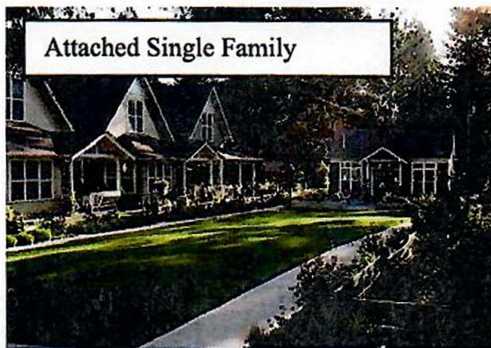
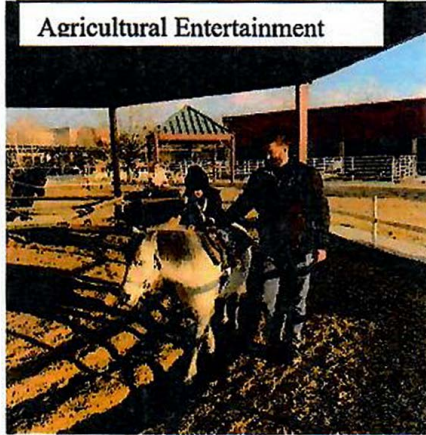


Large Grocery Store



Small Grocery Store





18. Are there other things that should be considered with the Station Area Plan, General Plan, or both?

**END SURVEY**