



Better Picture:

- Less “cookie cutter”
- Sidewalks
- Street trees
- Mixed use?

## 7 Neighborhoods

Taylorsville's established neighborhoods and emerging, mixed-use urban districts offer a strong sense of community. Our expanding housing opportunities attract and support all our residents through a lifetime of housing needs—providing a safe and healthy quality of life where families and individuals prosper. [edit]



**“While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many.”**

**Claudia Alta “Lady Bird” Johnson (1912-2007)**

Lady Bird Johnson was First Lady of the United States from 1963 to 1969 as the wife of President Lyndon B. Johnson. As First Lady, Johnson advocated for beautifying the country's cities and roads. In 1965 Johnson was instrumental in the passage of the Highway Beautification Act, known informally as Lady Bird's Bill. In 1977 Johnson received the Presidential Medal of Freedom and in 1984, the Congressional Gold Medal, the highest honors bestowed upon a U.S. citizen.



# Taylorsville General Plan

# Chapter 7: Neighborhoods

## Chapter 7 Contents:

### 7.1 Existing Conditions

### 7.2 Community Vision

**Goal:** Develop and maintain neighborhoods that provide the housing options, quality of life, safety, stability, and access to services and amenities that enable current and future citizens to comfortably and conveniently live their entire lives in Taylorsville.

Vibrant, stable, and safe neighborhoods are essential to the continued well-being of Taylorsville and its residents. The purpose of the Neighborhoods Chapter is to assess and plan for the residential needs of the city. The type and condition of housing opportunities in the city influences the quality of life that Taylorsville citizens enjoy. By appealing to a wide range of age groups, income levels, family sizes and compositions, neighborhoods will achieve a desirable supply of safe, quality housing and provide a variety of housing choices for all residents of the City.

*Chapter 8: Moderate Income Housing* of the Taylorsville General Plan outlines the city's strategies for promoting more affordable housing within Taylorsville neighborhoods. Although affordability is a significant issue facing current and future residents of the city, other neighborhood factors also have considerable impacts on the overall well-being of the city. Taylorsville residents desire housing in safe, stable neighborhoods of character and convenience.

A Neighborhood is a physical place, and can always be described by its surroundings, such as its collection of homes, parks, trees, schools, churches. But great neighborhoods are so much more than their physical attributes. Great neighborhoods age well and endure through time. Many hands and generations contribute to their richness. Layers are added, and they acquire the patina of human endeavor. These neighborhoods are burnished and repaired, maintained and fussed over. They have characters and heroes, order as well as whimsy. In short, they are physical and social expressions of our long-standing efforts to live together in human settlements. Great neighborhoods are life-affirming.

## 7.1: Neighborhoods Current Conditions

Like virtually all cities, neighborhoods in Taylorsville embody the underlying foundation of the community. No other singular element of a community determines its overall well-being more than the quality and stability of its neighborhoods. Nationwide demographic trends for individuals to marry later, have fewer children, and live longer, are putting greater pressure on cities to take a closer look at their community housing needs. Taylorsville is still marked by a large number of young families but now also includes a growing number of retirement-age seniors, single person households, and minorities.

Type of Residential Structures						
	Taylorsville		Metro Salt Lake		Utah	
<b>Single Unit</b>	70.4%	14,563	71.2%	304,174	75.2%	835,363
<b>Multi-unit</b>	25.6%	5,289	26.8%	114,318	21.6%	239,774
<b>Mobile Home</b>	4%	827	2%	8,433	3.1%	34,634

Source: US Census 2020

Ownership of Occupied Units						
	Taylorsville		Metro Salt Lake		Utah	
<b>Owner Occupied</b>	69.9%	13,848	68.2%	275,979	70.5%	707,663
<b>Renter Occupied</b>	30.1%	5,973	31.8%	128,492	29.5%	295,682

Source: US Census 2020

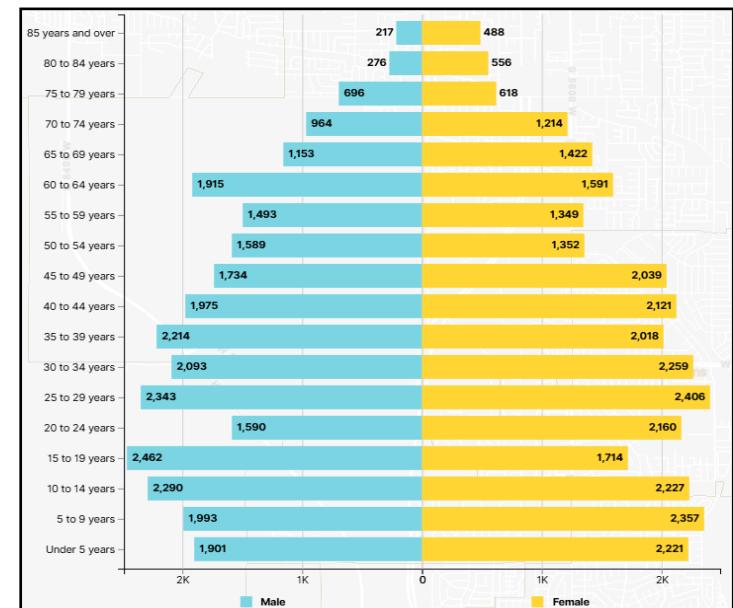
According to the United States Census, as of 2020, Taylorsville had a total of 20,679 housing units. Of those 20,000+ units, approximately 70% are single family units, 26% multi-family units, and 4% mobile homes [see illustration 7.1.1]. Although these percentages are mostly consistent with previous census data and the overall housing counts of Salt Lake County, Taylorsville is clearly evolving as a community. In 1990 more than half of the city's households had children under 18. By 2010 this share had dropped to 39 percent. In 2020 the number had dropped 34.8 percent.

A population graph illustrating the distribution of Taylorsville's population by age and gender is depicted in Illustration 7.1.2. The chart shows the distribution of the City's 2020 population into 5-year age groupings. Traditionally, population cohort models are roughly pyramidal in shape with higher populations in the lower age groupings and lower populations in the higher age groupings. Over the last couple decades, however, the shape of most population cohort models (including Taylorsville) have morphed into a more columnar shape with lower birth rates combined with the large "baby boomer" cohorts moving into the older age groupings. The 65+ population for Taylorsville in the 2000 US Census was 3,465 people, or approximately 6 percent of the City's total population. Over the next twenty years the 65+ population grew to over 7,600, or 12.9% of the overall population.

### Illustration 7.1.1

#### Breakdown of Residential Dwelling Units in Taylorsville Relative to Salt Lake County and the State of Utah.

Type of Residential Structures (below left) and Ownership of Occupied Units (below right).



### Illustration 7.1.2

#### Population Cohort Model.

The 2020 Taylorsville Population Cohort Model illustrates the city's population by age and gender.

Source: US Census 2020

The city also reflects the growing ethnic diversity of Salt Lake County as a whole. In 1990 the minority population of the city was less than 10%. In 2010 the Taylorsville minority population made up over 25%. By 2023 Taylorsville's minority population accounted for nearly 40% of the overall population<sup>1</sup>. Hispanics make up the largest minority population in the city at 15,357 (26% of the city's total population).

Over half off all households in the city in 2020 were one or two person households [see Illustration 7.1.3]. Additionally, 28% of Taylorsville households (5,833) are non-family households including 4,517 single occupant households (22%). However 91% of all housing units in the city have at least two bedrooms.

Illustration 7.1.4 shows the nature of Taylorsville's aging housing stock. The majority of residential units in Taylorsville were built between 1970 and 1999, with the median age of dwellings in the city being 44 years old. The number of dwellings being built in Taylorsville has decreased steadily since 2000 as vacant land has become increasingly scarce.

Household Type	Number	Household Type	Number	Household Size	Number
<b>Family Households</b>	<b>14,516</b>	<b>Non-Family Households</b>	<b>5,833</b>		
Married Couple	10,281	Living Alone	4,517		
Other Family	4,235	Not Living Alone	1,316		
<b>Source:</b> US Census 2020					
<b>Source:</b> US Census 2020					

### Illustration 7.1.3

#### Household Types and Household Sizes.

Although a majority of households in Taylorsville remain family households, recent census data illustrates that smaller and non-family households make up a significant portion of the city .

**Source:** US Census 2020

Year Built	Number	Pct. (%)
<b>1939 or Earlier</b>	152	0.7
<b>1940-1949</b>	367	1.8
<b>1950-1959</b>	927	4.5
<b>1960-1969</b>	1,831	9.0
<b>1970-1979</b>	6,700	32.9
<b>1980-1989</b>	5,189	25.5
<b>1990-1999</b>	2,828	13.9
<b>2000-2009</b>	1,911	9.4
<b>2010-2019</b>	1,007	4.9
<b>2020 or Later</b>	184	0.9
<b>Median Year Built: 1981</b>		
<b>Source:</b> Point2Homes		

### Illustration 7.1.4

#### Breakdown of Construction Dates for Residential Dwellings in Taylorsville.

## 7.2: Neighborhoods Community Vision

In his 2008 *Great Neighborhoods* article in *Planning Magazine*, city planner Mark Hinshaw, FAICP, says "great neighborhoods offer many choices, they accommodate change, and they are socially and economically inclusive." He goes on to say that "Occasionally, what some people call neighborhoods are little more than single family, auto-dependent subdivisions" with virtually no connectivity to other community elements of the public realm like complementary commercial uses, transit access, or recreational opportunities. Great neighborhoods are, in fact, a diverse mixture of many things including variety, design, social interaction, and security. Hinshaw identifies eight distinct elements of what makes a "great neighborhood" [see right hand column]. He stresses that neighborhoods should be so much more than simply places to live and exist. They should provide for all people within the neighborhood, be places of character, and promote community involvement.

During the General Plan development process, the community identified five top areas to address and/or achieve within the Neighborhoods framework:

- Accommodating both young families and retirement age seniors
- Neighborhood character and identity
- Connecting neighborhoods to surrounding assets, such as parks, transit, and retail districts
- Maintaining and stabilizing housing stock
- Fostering Safe, Friendly Communities

Each of these areas reinforce the established principles of the General Plan (see *Chapter One Section 1.2—Guiding Principles*) and are the foundation of the *Neighborhoods Community Vision*. Investing time and attention to Taylorsville neighborhoods will help ensure a stable future for the community. Focusing on the housing necessities of a diverse population, promoting safety, and connecting neighborhoods to needs and community services will foster the quality of life necessary to assure the desirability of Taylorsville as a place to live, grow, and thrive. The following seven components form the backbone of the future Taylorsville neighborhoods vision:

1. Neighborhood Variety and Diversity
2. Aging in Place
3. Accommodating Residential Growth
4. Safe and Stable Neighborhoods
5. Connectivity
6. Neighborhood Amenities
7. Neighborhood Identity and Character



### What Makes a Great Neighborhood?

1. Has a **variety** of functional attributes that contribute to a resident's day to day living (housing, schools, churches, parks, access to commercial uses, etc.).
2. Accommodates **multimodal** transportation (pedestrians, bicyclists, drivers, transit users).
3. Has **design** and architectural features that are visually interesting.
4. Encourages human contact and **social** activities.
5. Promotes community **involvement**.
6. Maintains a **secure** environment.
7. Promotes environmental **sustainability**.
8. Has a memorable **character**.

**Source:** Planning Magazine, *Great Neighborhoods: Places that Stand out for their Character, Livability, and Positive Community Feeling*. Mark Hinshaw, FAICP, January 2008.

## **Housing Diversity and Variety**

Taylorsville residents need a variety of quality housing options that match the diverse population of the city. A variety of housing types is necessary to accommodate the diversity of people wanting to reside in the community. Young families, individuals, couples, college students, seniors, empty-nesters, and those on a fixed income all have different housing needs and, consequently, different housing choices should exist to provide for those needs.

Taylorsville mostly provides a range of single-family homes and apartments, but could expand offerings to include additional types of housing to meet expanding or specialized needs for specific demographic groups or life stages. The largest growing segment of housing is senior housing and senior living communities, of which Summit Vista is the largest and most prominent. These housing types may include a variety of housing in mixed-use environments, student housing, multigenerational homes, live-work homes, loft spaces, senior living communities, condominiums, and accessory dwellings. Taylorsville should strive to provide a variety of housing options within its neighborhoods to accommodate the changing needs of its diversifying and aging households.

### **Missing Middle**

"Missing middle housing" refers to medium density, low rise residential structures such as town homes, duplexes, four-plexes, courtyard apartments, bungalow courts, live/work units, and small lot single family. Missing middle dwellings can be individually owned or rentals. Advantages of missing-middle units are that they can generally deliver lower housing costs than typical single family homes, provide higher levels of land-use efficiency, and can exist seamlessly in most residential locations because their scale is compatible with most neighborhoods. With the vast majority of housing in Taylorsville either in the single family or walk-up apartment categories, missing middle housing is largely absent from the city. Taylorsville should work to provide more missing middle housing in the community and effectively integrate missing middle options into lower density neighborhoods.

### **Mixed-Use Communities**

Another largely absent form of housing in Taylorsville is high density mixed-use. Mixed-use neighborhoods can offer a blend of affordability with vibrant and walkable environments. Mixed use communities generally combine residential uses with complementary commercial uses that serve the daily needs of the surrounding community, such as restaurants, cafes, grocery stores, commercial daycares, dry-cleaners, places of employment, and other neighborhood based uses. With the presence of the new Mid-Valley Express Bus Rapid Transit system, new transit oriented mixed-use communities could provide options for couples, singles, students, seniors, empty nesters, and others seeking an active and vibrant living environment.

Taylorsville should seek development of new mixed-use centers in areas adjacent to transit corridors and redeveloping commercial centers.

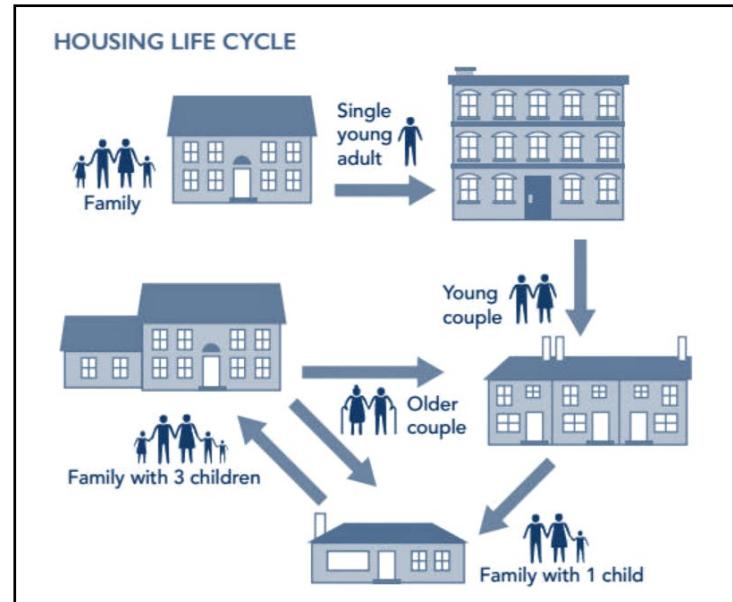
## Neighborhoods Objective 7.1: Ensure the City of Taylorsville meets present and future housing needs for residents of all income levels, ages, and abilities.

### Recommendations, Strategies and Actions

- 7.1-A:** Encourage the development of housing that integrates a variety of housing choices across all neighborhoods while enhancing neighborhood character and maintaining neighborhood scale.
- 7.1-B:** In redevelopment areas, develop mixed use neighborhoods that blend housing types and lot sizes while attending to the provision of the day-to-day needs of area residents .
- 7.1-C:** Support a range of housing types including "missing middle" homes, such as townhomes, row-homes, and duplexes, which appeal to a variety of population demographics including younger and older populations.
- 7.1-D:** Provide a variety of housing choices in the City to meet the needs of various stages of life and to accommodate the needs of changing demographics.
- 7.1-E:** Review and monitor residential and mixed-use development standards to prevent regulatory barriers for aging or special needs populations.
- 7.1-F:** Ensure that affordable housing has the same look and quality as market-rate housing.
- 7.1-G:** Moderate-income housing should be incorporated with market-rate housing and shouldn't be concentrated or segregated.
- 7.1-H:** Allow for the variation of lot sizes within subdivisions to provide for a variety of residents and their home size and affordability needs.
- 7.1-I:** Create new vibrant mixed-use communities that will be attractive to senior and empty nester households providing attractive living alternatives for those wishing to downsize from larger family homes.
- 7.1-J:** Maintain the quality and complexion of existing single family neighborhoods and developments that have made Taylorsville what it is.

### Aging in Place

A vast majority (73%) of Americans age 50-plus would like to remain in their community for as long as possible<sup>1</sup>. As families form and age, it adds stability to neighborhoods and districts if residents are able to transition to different housing units but stay in the same neighborhood or community. For example, a young couple may want to move from an apartment to a larger home as their family grows. When the kids are all grown and start their own households, the couple may downsize into a smaller place but still maintain the community connections they have formed



**Illustration 7.2.1**  
**Housing Life Cycle.**

Taylorsville can provide a variety of housing options within its neighborhoods to accommodate the changing needs of its households. This illustration demonstrates the typical housing needs and stages many individuals experience throughout their lives—from children, to young adults, to young couples, to families, to empty nesters.

<sup>1</sup> AARP 2024 Home and Community Preferences Survey: A National Survey of Adults Age 18-Plus

throughout their lives (see Illustration 7.2.1). Communities become strong when residents know and interact with each other.

A century ago, marrying younger, with larger families and shorter life expectancy meant that living in a household with children may account for half of an individual's life expectancy. Today, living in

**Neighborhoods Objective 7.2: Provide a variety of housing choices within Taylorsville to meet the needs of various life stages, offering citizens the option to remain residents of the city for their entire lives.**

**Recommendations, Strategies and Actions**

**7.2-A:** Provide continual evaluation and implementation of affordable and single family housing opportunities.

**7.2-B:** Provide housing to meet the needs of senior households.

**7.2-C:** Support organizations that assist citizens with handicaps in finding accessible housing. Support may include technical assistance and alternative design standards and code requirements.

**7.2-D:** Provide housing to meet the needs special populations, including persons with disabilities.

**7.2-E:** Support organizations that assist elderly citizens in finding appropriate housing. Support may include financial or technical assistance and alternative design standards and code requirements.

**7.2-F:** Provide new mixed use neighborhoods that offer vibrant, active, and walkable environments that are attractive to empty nesters, seniors, singles, young couples,

a household with children may only account for one-third to one-fourth of an individual's life expectancy. It is important that Taylorsville provide desirable housing options throughout the community for all phases of life.

## **Residential Growth**

*Chapter 3 - Land Use* of the Taylorsville General Plan recognizes that the Salt Lake Metro area population will continue to grow at a rapid rate over the coming decades. As vacant land becomes more and more scarce in the high growth areas of the county, new growth will become more equally distributed, placing growth pressures on centrally located places like Taylorsville. In an attempt to demonstrate support for contributing its fair share of new housing to accommodate future population growth, Chapter 3 establishes the goal of providing at least 7,220 new housing units in Taylorsville by 2060. This is an ambitious goal given the limited amount of vacant land in the city, but corresponds to projected growth rates within the county and region. Although the



**Illustration 7.2.2**

**Senior Housing.**

As seniors become a larger percentage of the overall population, senior oriented housing communities, such as Plymouth View Senior Housing [above] and Summit Vista [below], provide much needed housing for elderly populations.

majority of the current housing stock in Taylorsville is in the form of single family homes intended to accommodate families, a vast majority of new future housing will likely be in high intensity multi-family and mixed-use environments more conducive to students, empty nesters, couples and singles. There are relatively few pockets of undeveloped land in Taylorsville and most future growth will be in the form of redevelopment where high residential densities are often necessary to help a project become financially feasible. Many of Taylorsville's existing commercial areas will benefit from redevelopment. As these areas are considered for high-quality, targeted, integrated, and destination residential opportunities in mixed-use environments. Adding a range of housing types into redevelopment areas enhances the ability of Taylorsville to meet its goal to provide a full range of housing choices and availability to meet the needs for residents of all income levels, age and abilities, and to do so throughout the city.

### **Neighborhoods Objective 7.3: Goal: Encourage residential growth and housing options that provide a full range of choices for Taylorsville citizens.**

#### **Recommendations, Strategies and Actions**

- 7.3-A:** Work to meet residential growth goals established in Chapter 3—Land Use.
- 7.3-B:** Enhance redeveloped commercial areas by introducing higher intensity residential uses in redevelopment schemes where appropriate. New residential uses should be complemented by compatible commercial uses within the redeveloped centers.
- 7.3-C:** Maximize land use and transportation connections by facilitating high density mixed use neighborhoods near transit corridors.

### **Safe and Stable Neighborhoods**

According to Utah's 2014 Envision Utah Values Survey, a safe and secure environment continues to shape what Utahns prize most about the state. This idea focuses on people: friendly neighbors with shared values that create a safe environment to raise children and an overall sense of community, promoting peace and personal security. ([http://www.envisionutah.org/images/Final\\_values\\_study\\_report.pdf](http://www.envisionutah.org/images/Final_values_study_report.pdf)).

Taylorsville can promote safe and stable communities by encouraging neighbors to know one another, work together, and support neighborhoods through code enforcement, partnerships with law enforcement, and capital investment.

### **Crime Prevention**

Planning for crime prevention in neighborhoods involves a multifaceted approach that combines environmental design, community engagement, and pro-active measures. This includes improving physical spaces, fostering a sense of community, and implementing strategies to deter crime and address its root causes.

Key aspects of neighborhood crime prevention include:

- **Natural Surveillance.** Design neighborhoods that allow residents to easily observe public areas. This can be achieved through good lighting, clear sight lines, and landscaping that avoids hiding places.
- **Community Engagement and Awareness.** Host events that promote safety and community engagement, building trust and fostering communication.
- **Address Distressed Places.** Take care of blighted buildings and lots which can create a sense of disorder.
- **Partner with law enforcement.** Collaborate with the Taylorsville Police Department to develop strategies for crime prevention and response.

## **Code Enforcement**

Residents support their neighborhoods by maintaining their properties and interacting with their neighbors. The city will support this process by enforcing its codes and policies, so that expectations are clear and neighbors can depend on a level of consistency while maintaining their personal property rights, lifestyle, and goals.

### **Neighborhoods Objective 7.4: Contribute to the stabilization and safety of neighborhoods through the enforcement of codes and policies.**

#### **Recommendations, Strategies and Actions**

**7.4-A:** Ensure consistent enforcement of codes and policies.

**7.4-B:** Designate priority attention to areas with high incidence of code violations.

**7.4-C:** Support stabilization of neighborhoods through capital investment in sidewalk and streetscape improvements.

**7.4-D:** Strictly regulate the expansion of non-compatible uses in residential neighborhoods.

**7.4-E:** Partner with Taylorsville law enforcement to establish policies intended to improve neighborhood safety and stability.

**7.4-F:** Facilitate the stabilization of neighborhoods throughout the city through the establishment of an enhanced housing and neighborhood revitalization program to monitor neighborhood activities, generate a culture of reinvestment, oversee enhancement programs, and facilitate grants for the rehabilitation of poorly maintained homes and properties in at-risk areas.

**7.4-G:** Recognize and respect personal property rights.

## Neighborhood Connectivity

### Walkable Neighborhoods

Even when services and amenities are nearby, they are not always easily accessible, especially if they are impeded by poor sidewalks, fences, busy streets, or limited connections. Taylorsville should encourage establishing safe and comfortable walking routes to promote accessibility to adjacent neighborhoods, services and amenities, and local transit stops. As the city works to provide safe walking routes within its neighborhoods, these routes should be connected to the city and region's trail system, so all residents can get around in an active and relaxing manner.

### Transit Connections

Taylorsville should continue to work with Wasatch Front Regional Council and Utah Transit Authority to ensure all Taylorsville neighborhoods are within safe and reasonable walking distance of transit lines and/or bus routes. Neighborhoods should also provide safe and comfortable walking routes to adjacent transit corridors where comfortable, accessible, and conveniently placed transit stops await them.

### Neighborhood Connections with Commercial Nodes and Corridors

Many existing commercial areas are on major streets bordering residential development. Improved accessibility between neighborhoods and new commercial and mixed use development should be a priority as commercial areas redevelop. This provides greater access to day to day needs without traversing busy roads. Taylorsville neighborhoods and nearby services can better serve and support each other as they embrace rather than barricade from one another.

#### **Neighborhoods Objective 7.5: Provide convenient connections within neighborhoods and from neighborhoods to adjacent amenities and services.**

##### **Recommendations, Strategies and Actions**

- 7.5-A:** Connect Taylorsville neighborhoods to redevelopment projects along neighborhood edges for improved access to day-to-day needs.
- 7.5-B:** Connect neighborhoods to one another and current and future trail systems so walking and biking is safe and convenient for families and citizens of all ages and abilities.
- 7.5-C:** Advocate for connections from neighborhoods to the regional bus and mass transit system to provide convenient and comfortable access to transit service that connects Taylorsville neighborhoods to the rest of the city and the region.
- 7.5-D:** Provide safe walking routes in neighborhoods to services, amenities, and open spaces.
- 7.5-E:** Improve connections between existing residential and commercial areas allowing neighborhoods to benefit from accessibility rather than just proximity.
- 7.5-F:** Create convenient physical connections from neighborhoods to amenities across the city to improve access to day-to-day needs via multiple modes of transportation.

## **Neighborhood Amenities**

Desirable traditional neighborhoods often contain amenities that serve the daily needs of area residents, such as corner grocery stores, neighborhood parks, and schools. Although most commercial uses such as small grocery stores within a low density neighborhood context are usually no longer financially feasible, other neighborhood amenities can serve as important nodes providing important amenities and neighborhood connections. The best neighborhoods provide convenient opportunities for residents to meet their daily needs and to interact with one another. Taylorsville encourages weaving such opportunities into the built fabric of the city and into new development.

### **Open Space**

Trails, pocket parks, dog parks and other green spaces should be added into existing neighborhoods where possible, providing all residents with places to play and relax within a short walk from home. Neighborhood open spaces can serve as neighborhood centers and function as community gathering spaces.

### **Neighborhood Services**

Easy access to the daily needs and services of a neighborhood is a wonderful amenity for a residential community. As discussed above, most commercial uses are no longer feasible within lower density areas, but adjacent commercial areas containing compatible and complementary uses with easy access can greatly enhance the quality of a neighborhood. Many neighborhood scale services and facilities also benefit from colocation. For example, locating senior centers and childcare facilities together provides opportunity for multigenerational interaction. Building senior housing nearby a market and pharmacy makes independent living more possible as access to goods are possible without the use of an automobile.

**Neighborhoods Objective 7.6: Provide safe and convenient access to neighborhood amenities such as open space, commercial services, schools, and churches from all neighborhoods in the city.**

### **Recommendations, Strategies and Actions**

- 7.6-A:** Look for opportunities to incorporate green space into all neighborhoods.
- 7.6-B:** Invest in small, neighborhood parks that will provide every residential section of the city the opportunity to access park space without needing to traverse a major roadway as a pedestrian.
- 7.6-C:** Provide safer access to parks and open spaces through enhanced street crossings.
- 7.6-D:** Provide safe and comfortable connections between neighborhoods and desirable day to day commercial amenities such as restaurants, daycare facilities, coffee shops, bakeries, etc.

## **Neighborhood Identity and Character**

Residents want to belong to a community with a clear identity that promotes civic pride. Neighborhoods with a positive neighborhood identity are characterized by a feeling of cohesiveness, involvement, and are pleasant and inviting places to live. Neighborhood and civic pride is visible, represented by well-maintained homes and properties. Creating, augmenting and maintaining neighborhood identity in Taylorsville will produce neighborhood stability and long term sustainability.

Creating neighborhood identity involves ensuring the desired components of distinctive, desirable, and unique places are attained. Enhancing neighborhood identity involves identifying and augmenting those elements that have a positive affect (e.g., architectural character and beautiful streetscapes) and minimalizing those elements with a negative affect (e.g., unmaintained properties, broken sidewalks, and rundown houses).

Many of Taylorsville's neighborhoods were built in the 1960s - 1980s, and capital investment is needed to maintain public streets, sidewalks, trees, street lights in good repair. The city should plan for and invest in the aesthetic quality of its existing neighborhoods.

Commercial locations also contribute to the vitality and neighborhood identity of a community. Businesses should not only provide needed goods and services, but also be attractive and add to the positive identity and image of the community.

Taylorsville's residential and commercial areas are a vital part of the community's identity and character, but in some areas lack design consistency. The diversity of building scales, fencing, lighting, signage, and poor property maintenance create areas that appear disjointed and unappealing. Neighborhoods must be more than an assortment of subdivisions and houses, and commercial areas should be more than a massing of unrelated strip malls and commercial pads.

**“In a neighborhood, people buy the community first and the house second. The more a place resembles an authentic community, the more it is valued, and one hallmark of a real place is variety”**

- Andres Duany, Elizabeth Plater-Zyberk, Jeff Speck

From the book *Suburban Nation*

**Neighborhoods Objective 7.6: Enhance neighborhood character and identity by focusing on design quality, maintenance, and continual reinvestment.**

**Recommendations, Strategies and Actions**

- 7.6-A:** Invest in street lighting improvements that advance both safety and aesthetic quality of neighborhoods.
- 7.6-B:** Develop and implement architectural design standards for new high density and mixed use development projects and for redevelopment and existing neighborhoods and centers.
- 7.6-C:** Develop new design standards that augment connections between neighborhoods and adjacent commercial districts.
- 7.6-D:** Continue improving fences and walls on double frontages and lots adjacent to collector and arterial streets.
- 7.6-E:** Support existing single family neighborhoods through maintenance, preservation, and public space improvements.