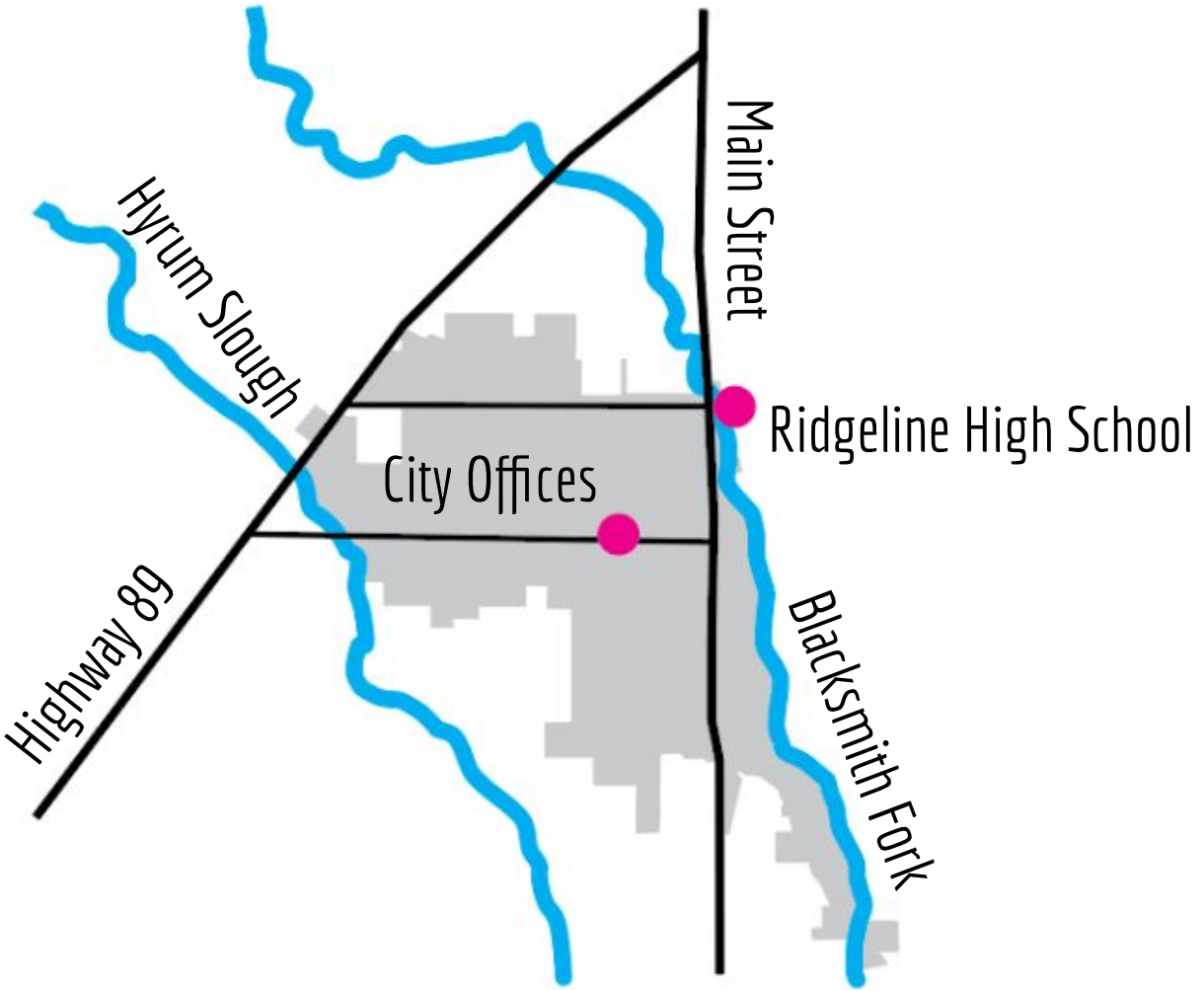
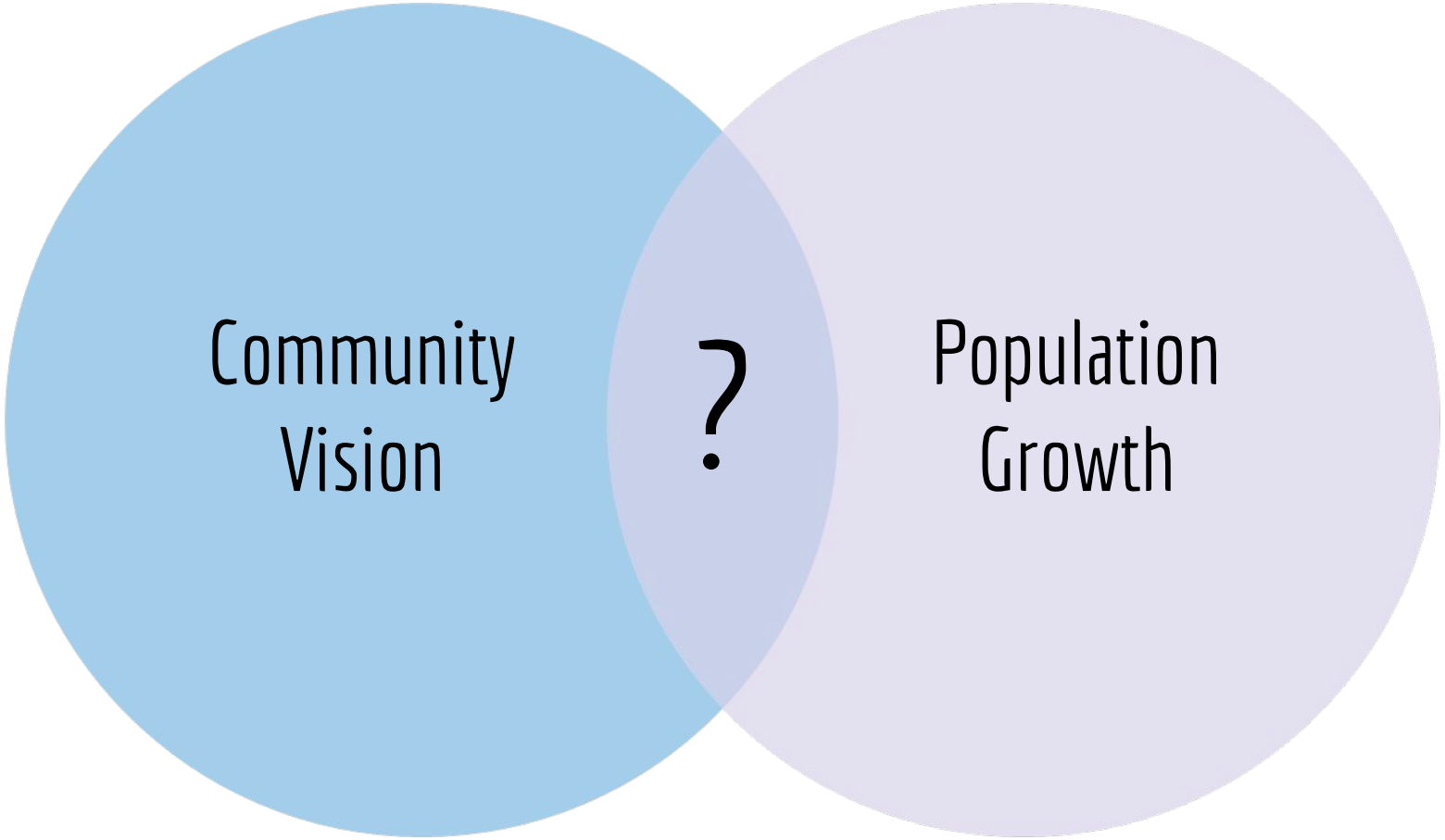
Strengthening Nibley's Identity

UtahStateUniversity
LANDSCAPE ARCHITECTURE &
ENVIRONMENTAL PLANNING

NIBLEY


Main Street
Hyrum Slough
Ridgeline High School
City Offices
Highway 89
Blacksmith Fork


Community Vision
?
Population Growth

Natural Systems

Natural Systems

Open Space

Natural Systems

Open Space

City Center Park

Natural Systems

Open Space

City Center Park

Complete Neighborhood

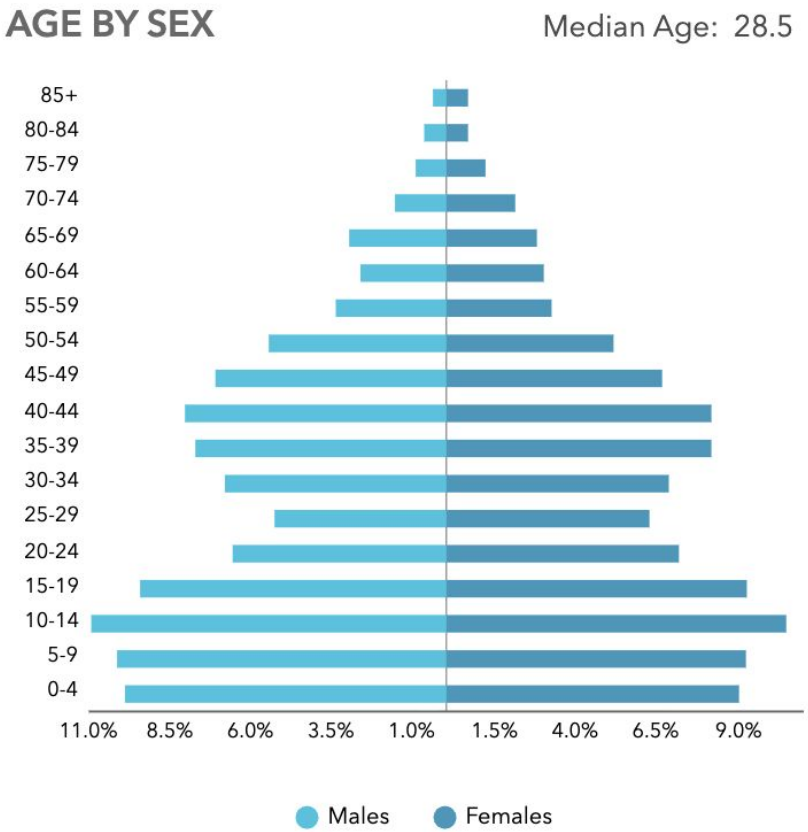
Natural Systems

Open Space

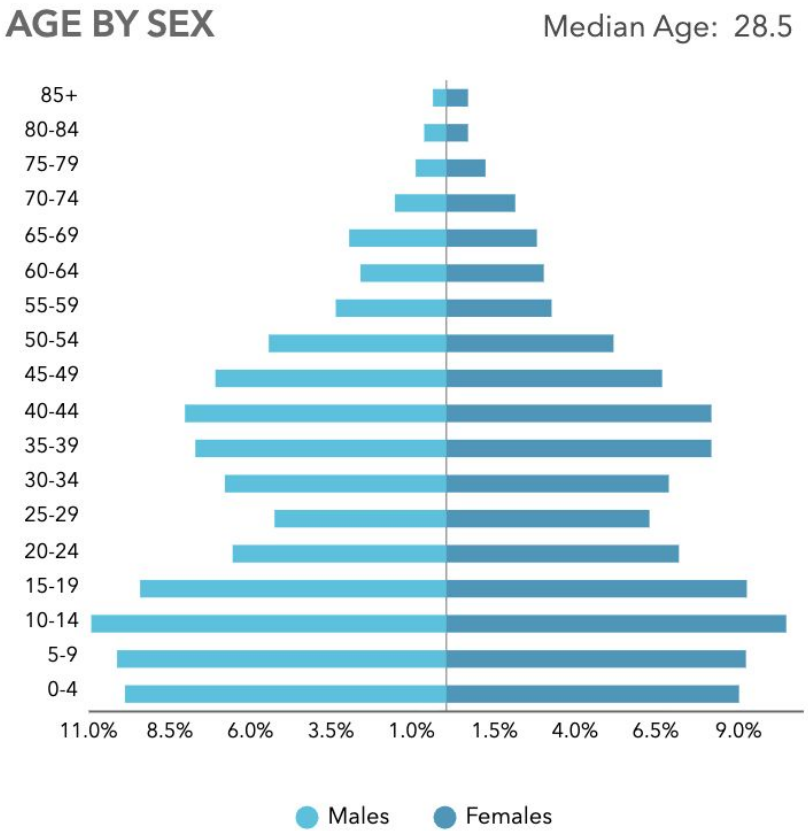
City Center Park

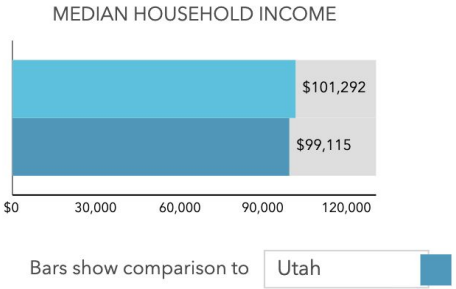
Complete Neighborhood

Town Center



Demographic Snapshot





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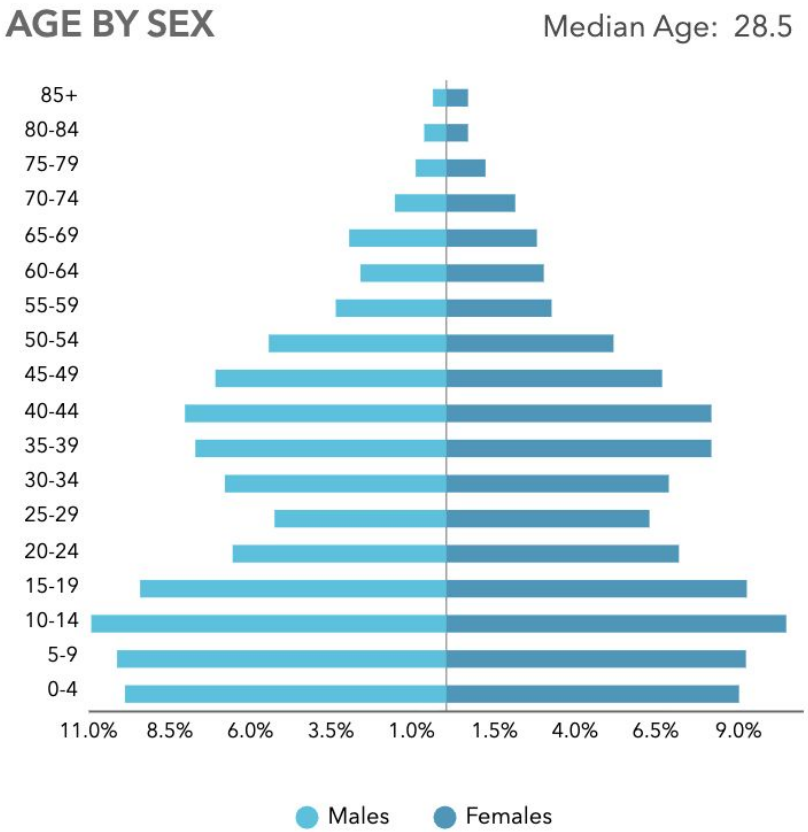
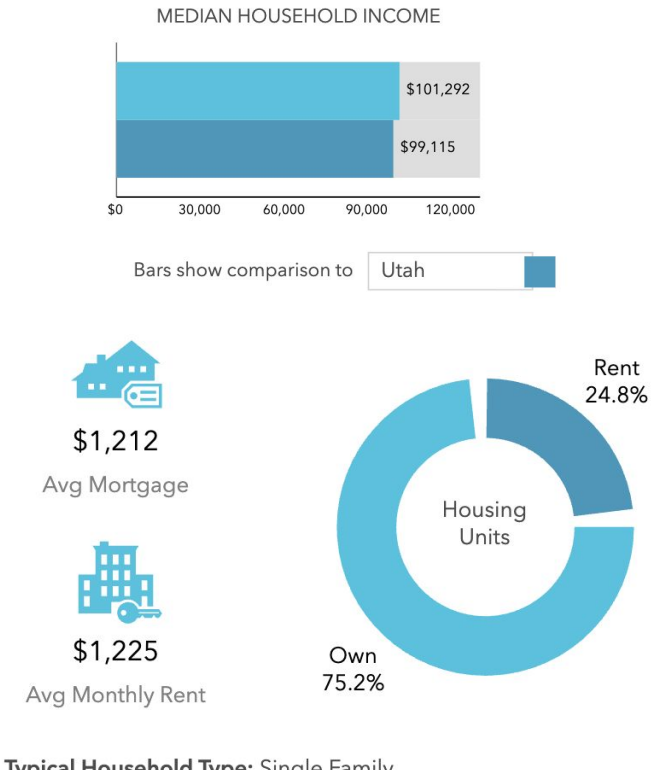




Typical Household Type: Single Family

Median Home Value: $421,501

Demographic Snapshot

Natural Systems

The Byrds

Natural Systems: The Byrds love the mountains.

Open Space

The Fieldings

Trails and Open Space: Morning walks are their favorite way to start the day

City Center Park

The Rollands

Park: The kids love climbing on the playground and the trees.

Complete Neighborhood

The Veras

Residential: Currently renting, but looking for a starter home like a duplex.

Town Center

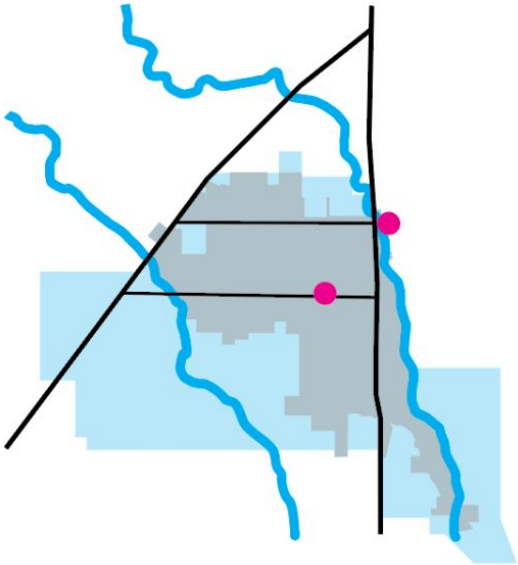
The Garrisons

Town Center: Dream of opening a hair salon in a live-work unit in the town center.

Natural Systems

Open Space

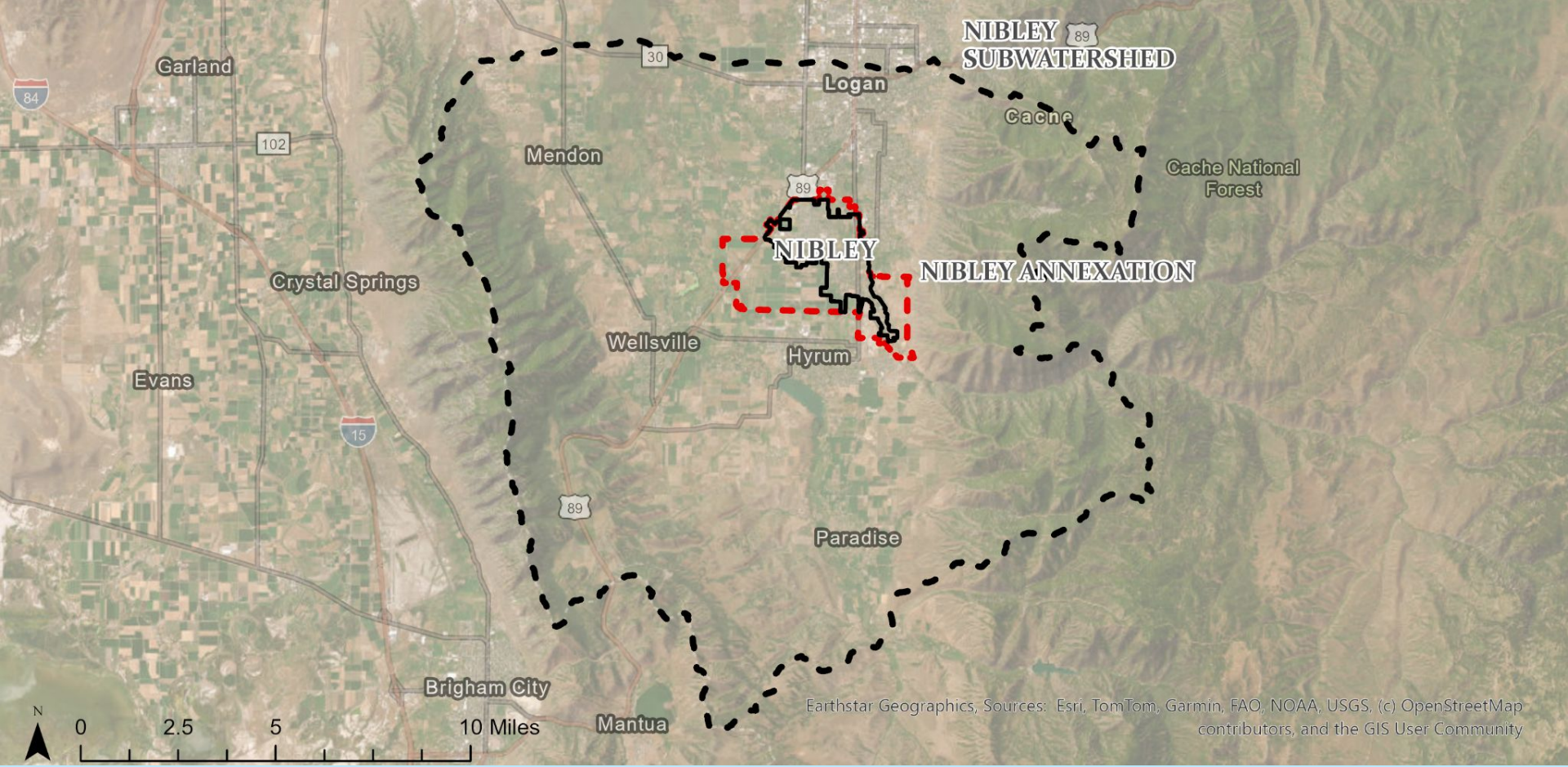
Natural Systems



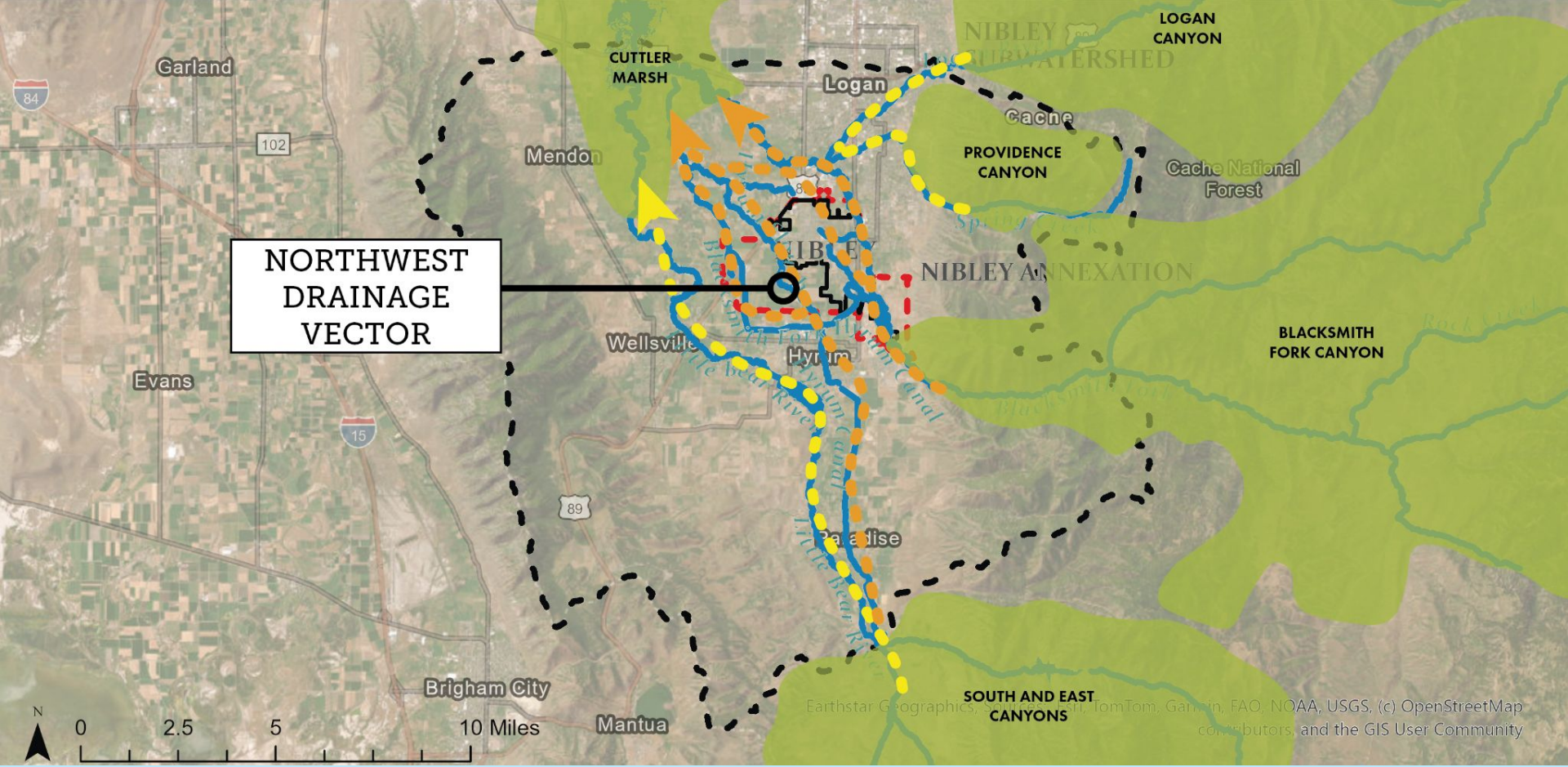
How can natural system conservation meet the needs of Nibley City ?

1. **Places** the City in larger systems
2. **Protects** the City's assets
3. **Connects** nature and the neighborhoods

Conservation: Our Approach



1. Placing the City in Larger Systems



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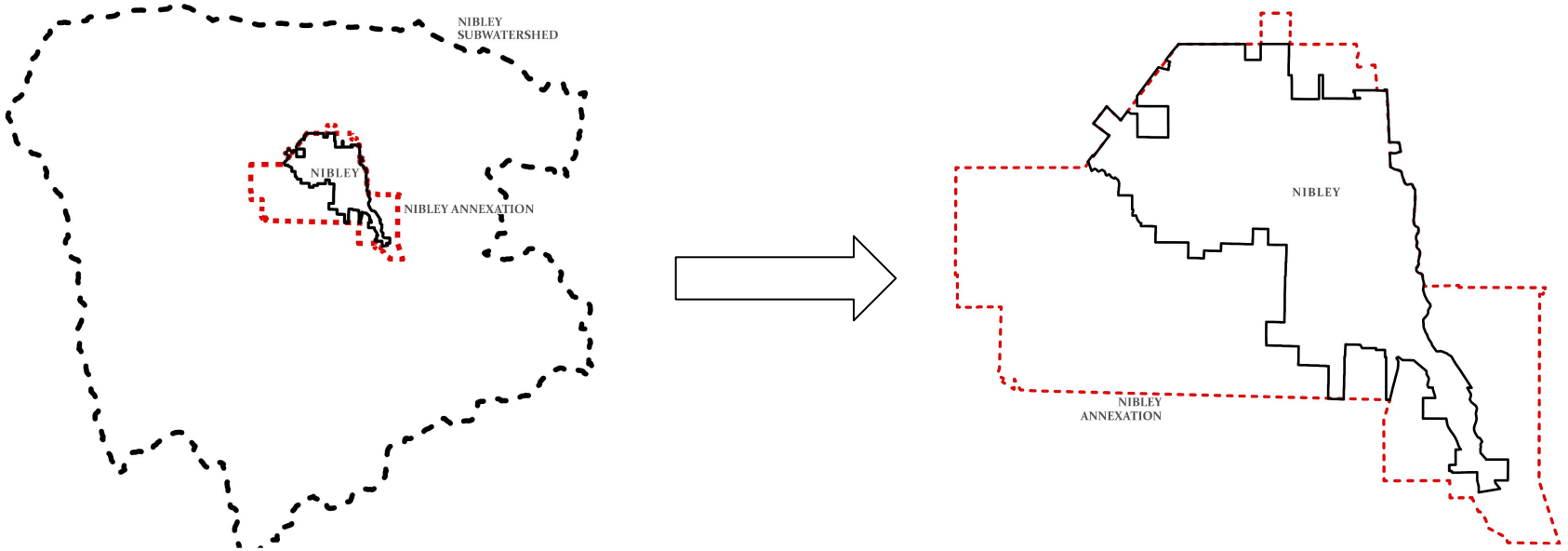
NIBLEY
SUBWATERSHED
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NIBLEY ANNEXATION
NIBLEY
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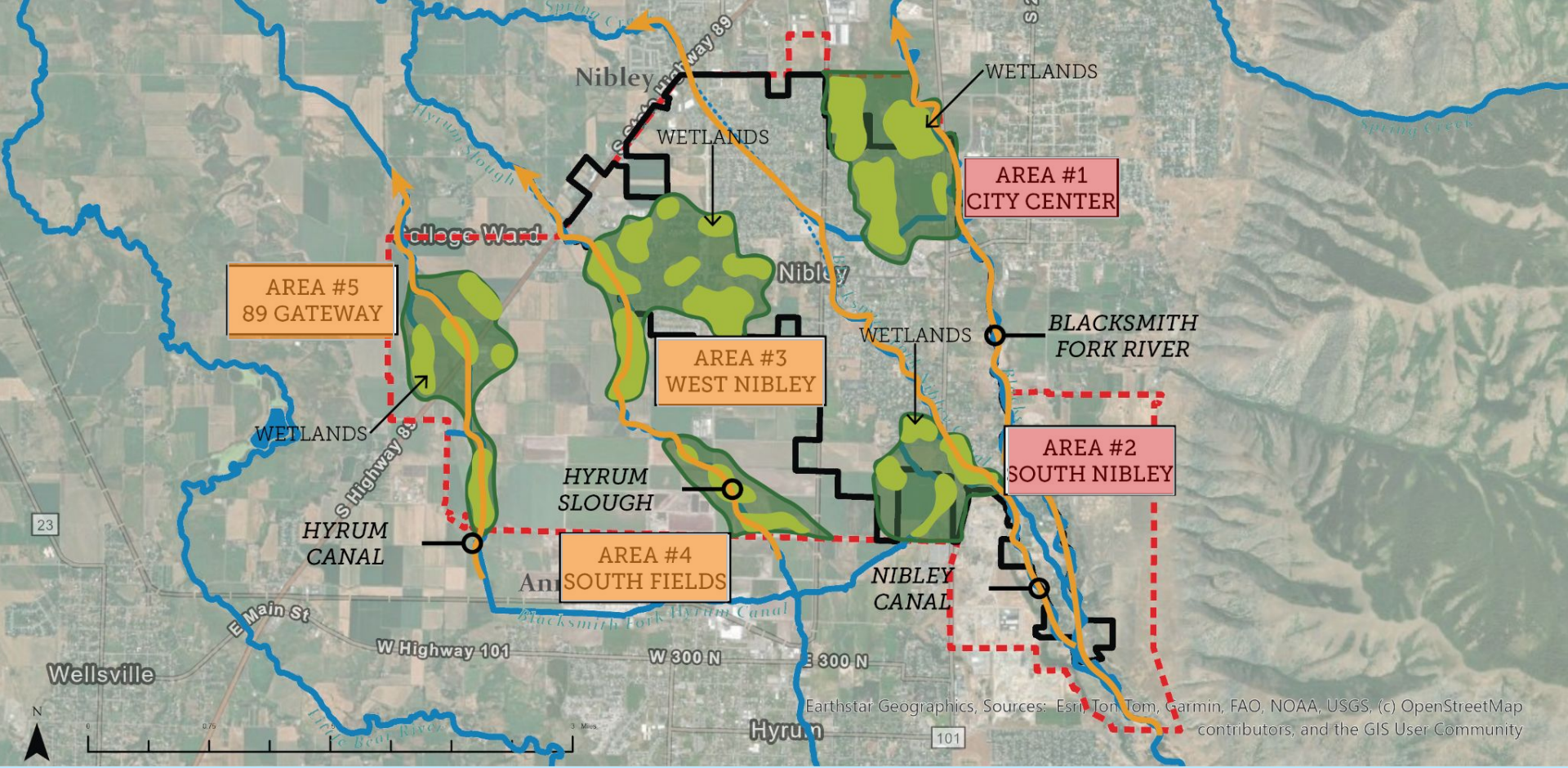
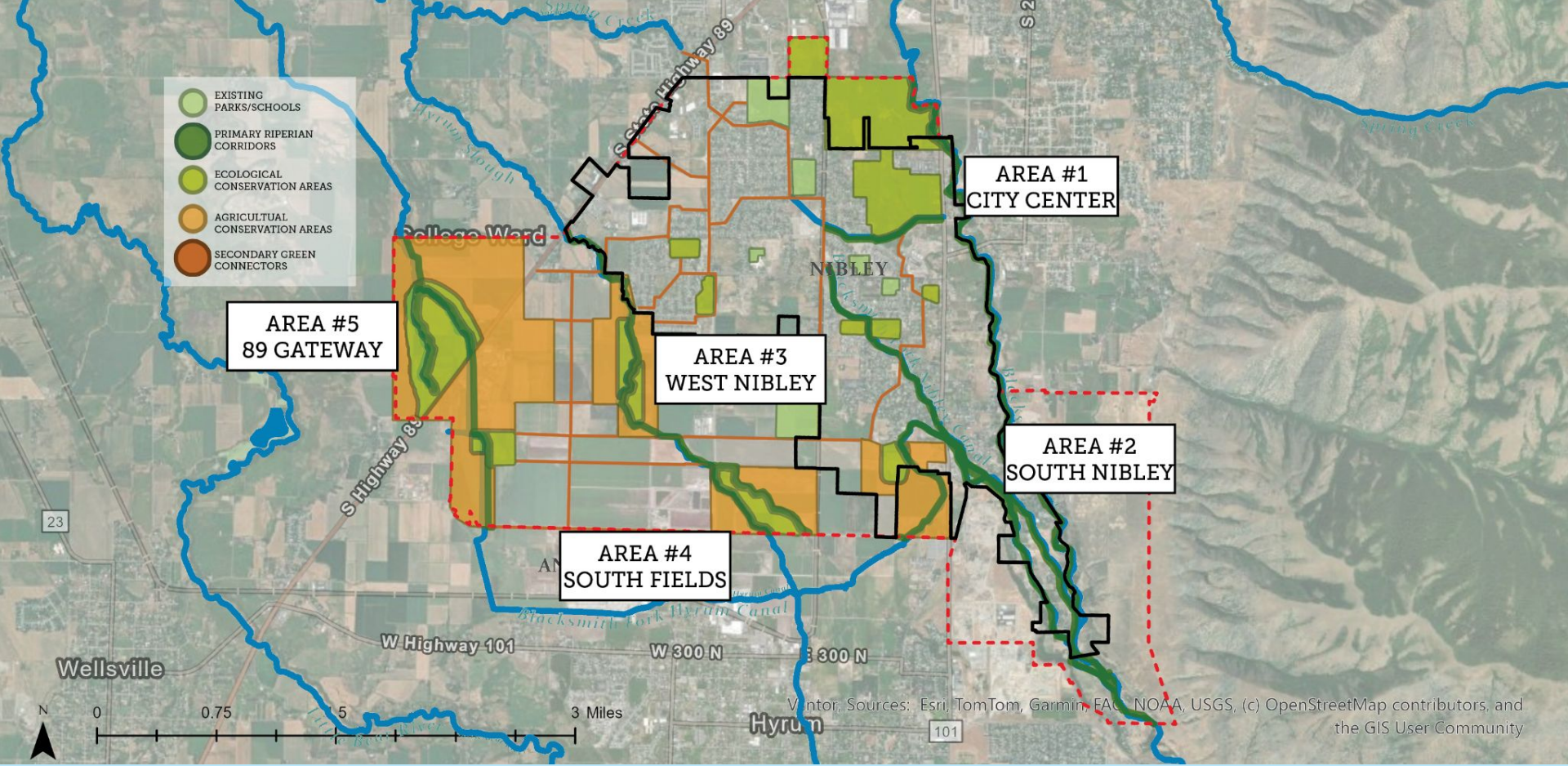
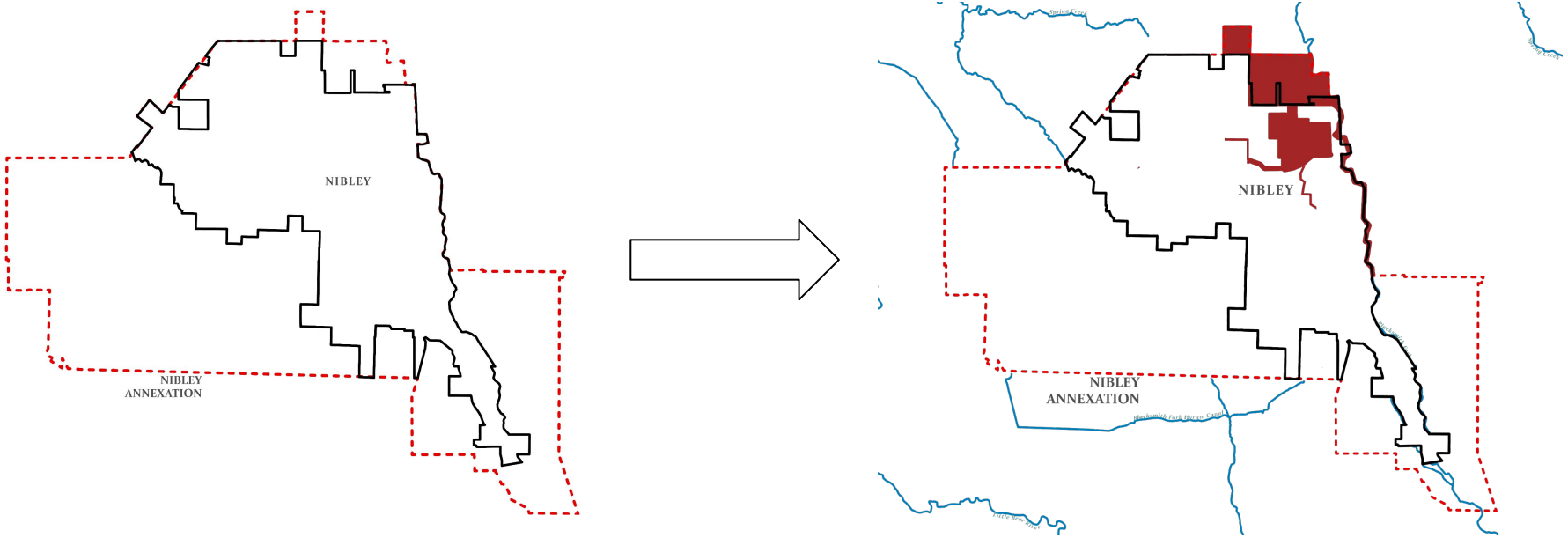
ANNEXATION



2. Protecting the City's Assets



3. Connecting Nature and the Neighborhoods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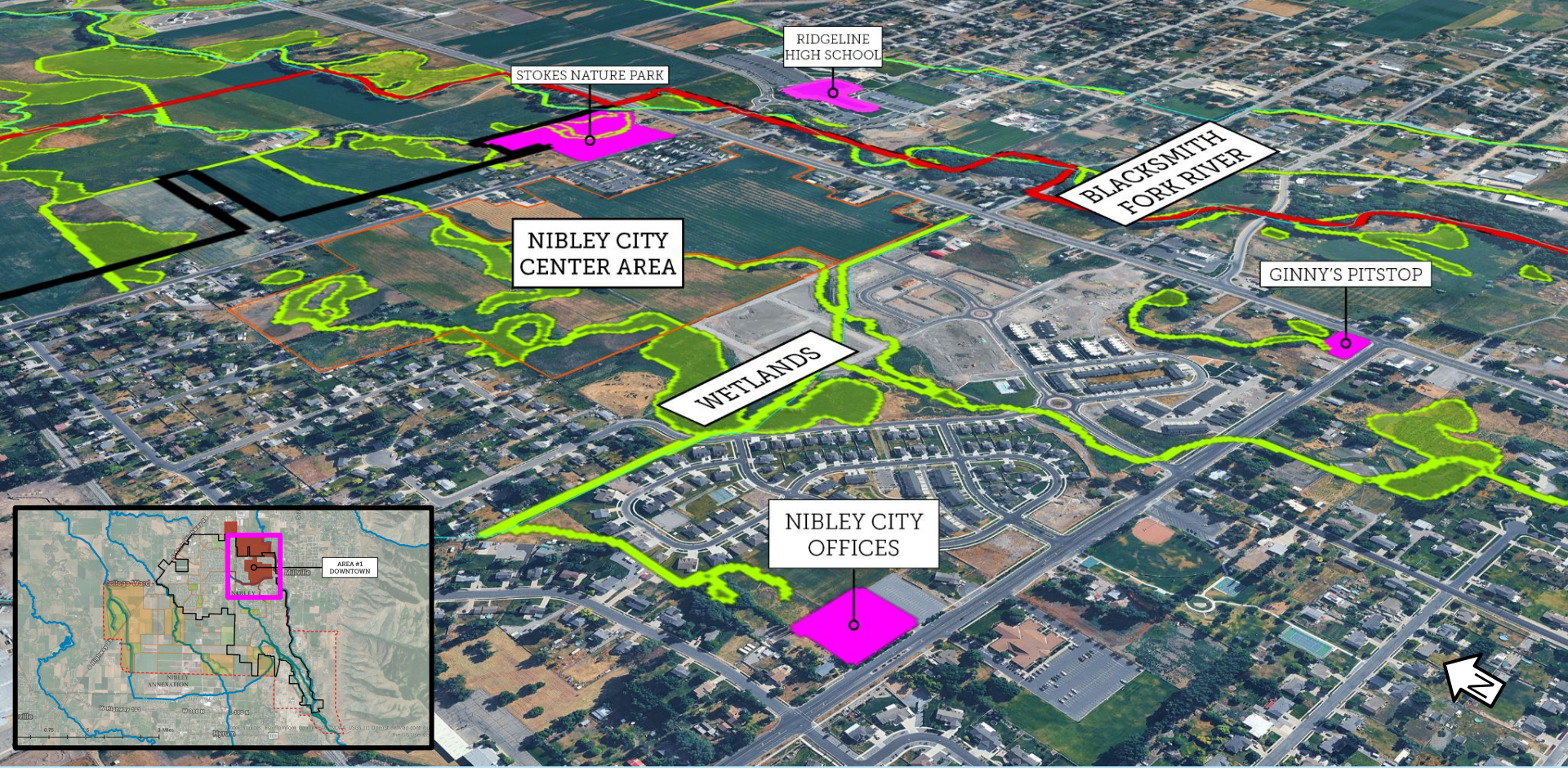
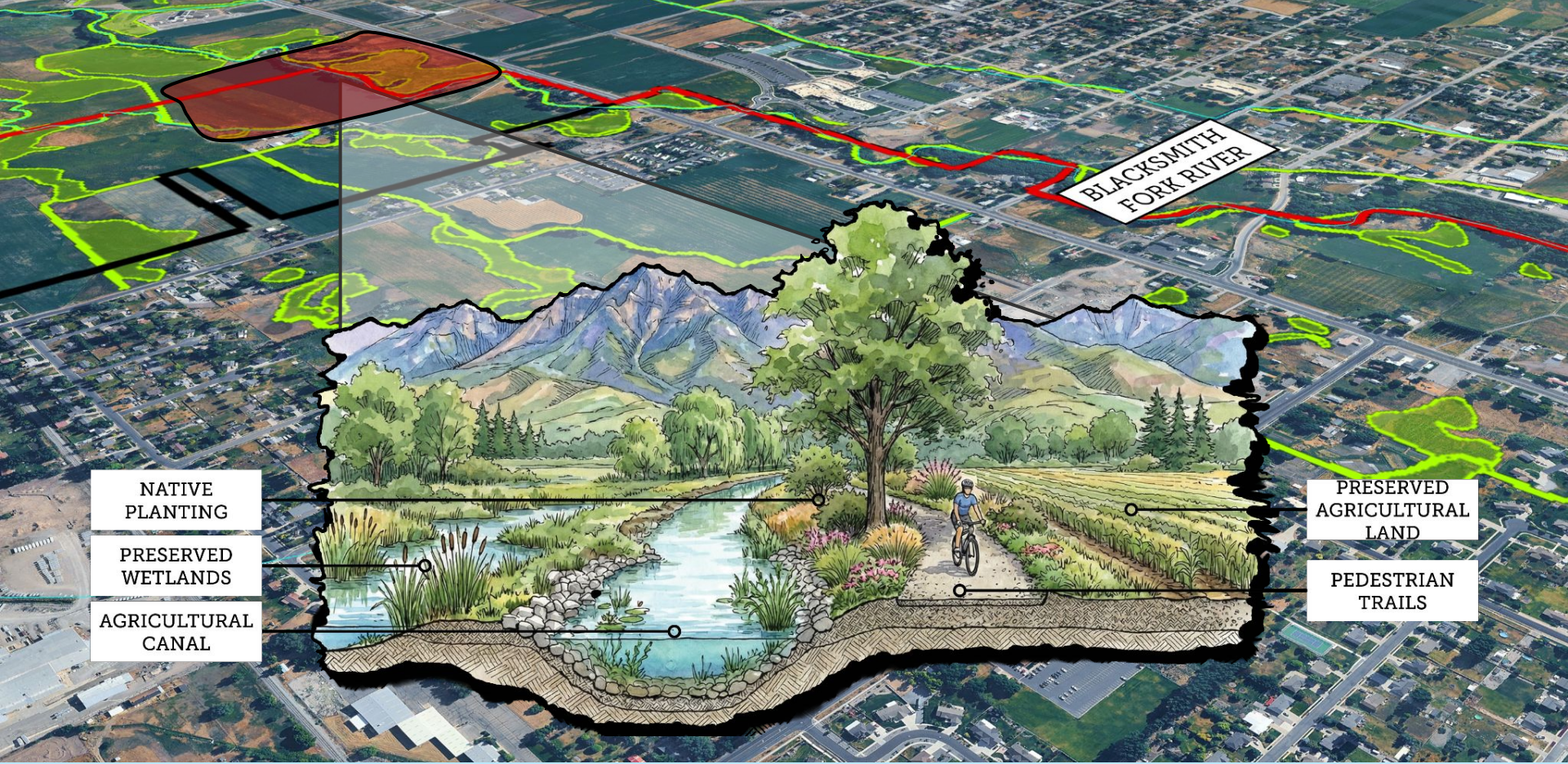
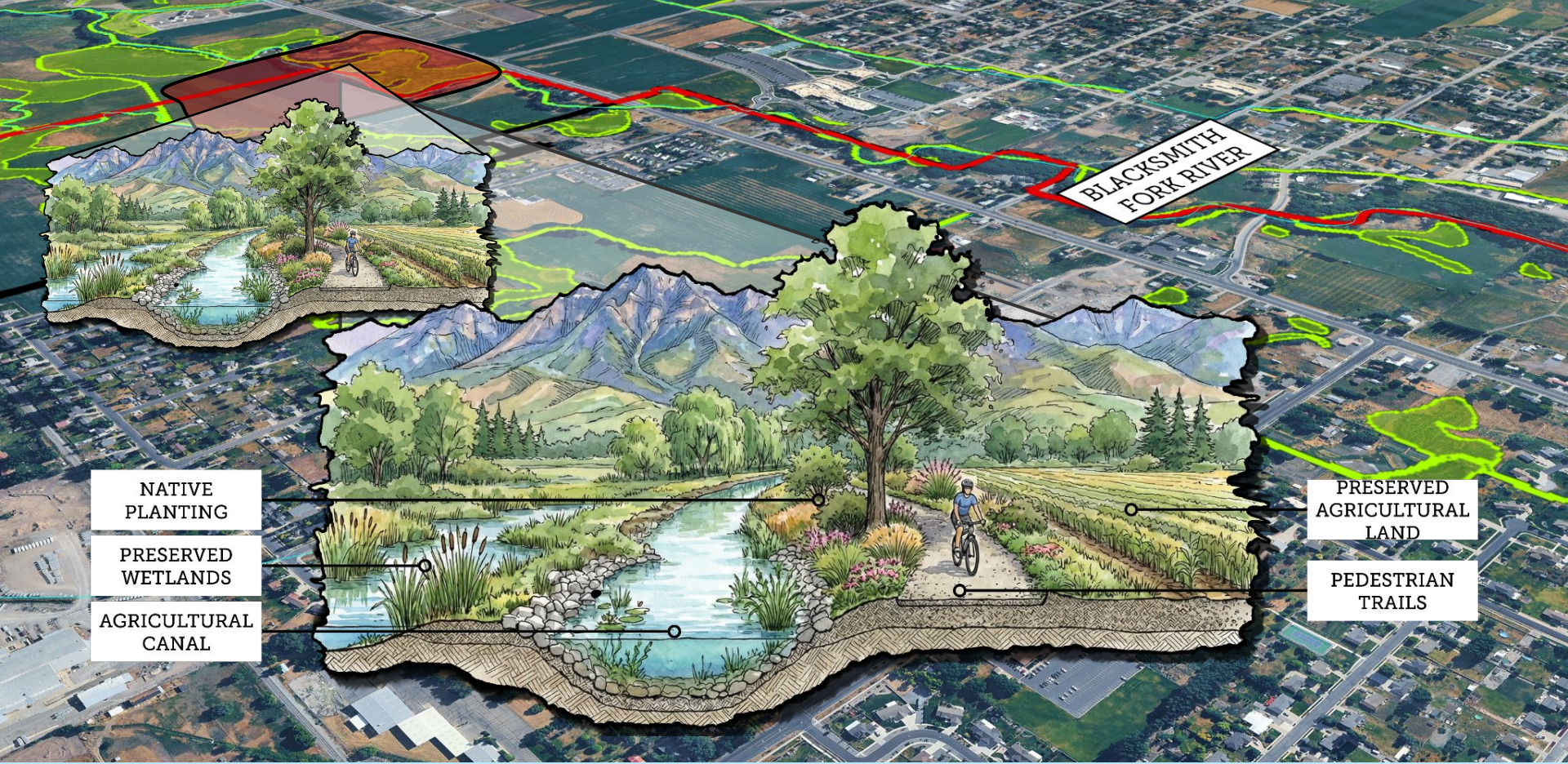


Area #1: City Center



The many views of Conservation



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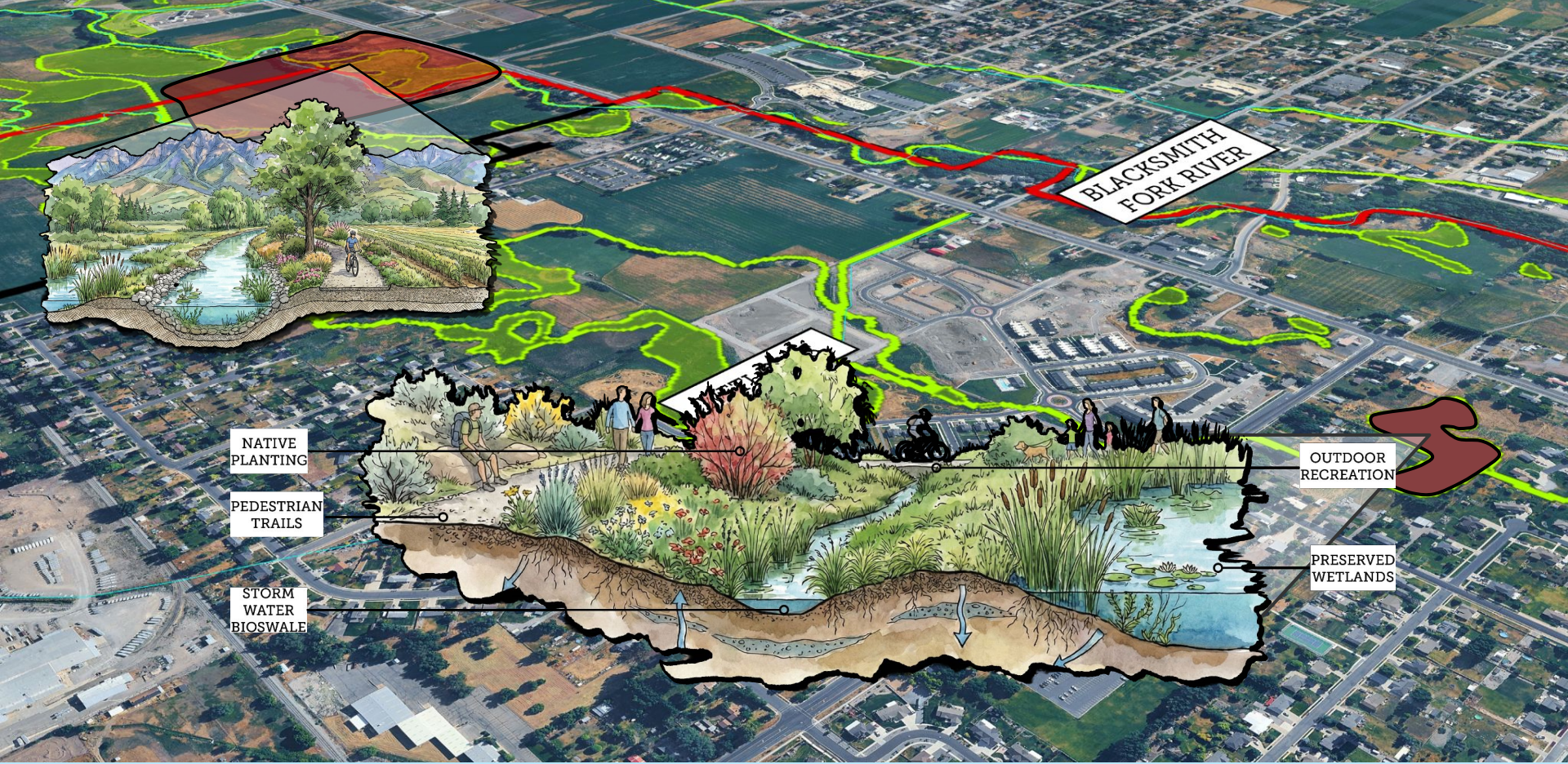

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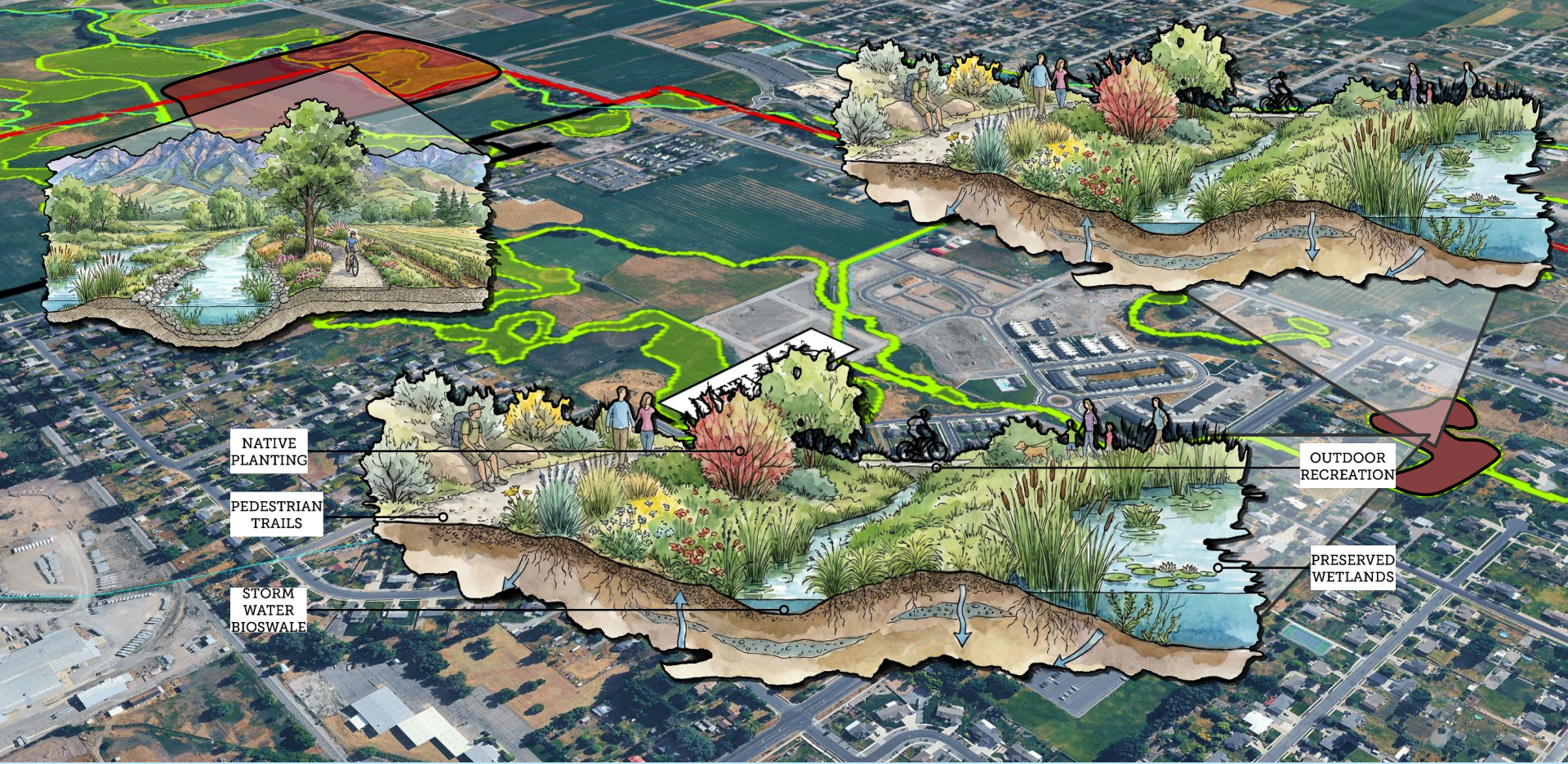

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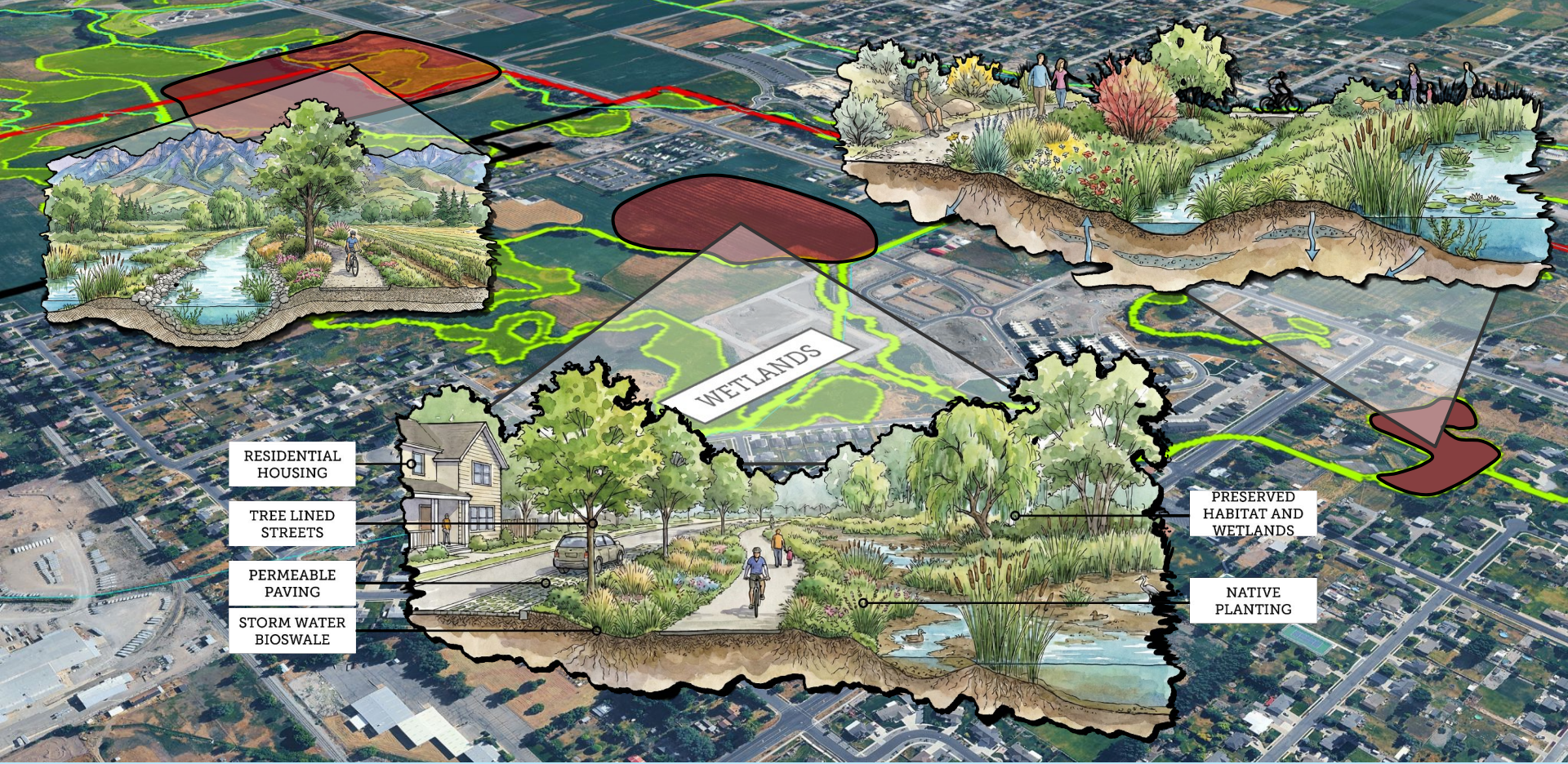

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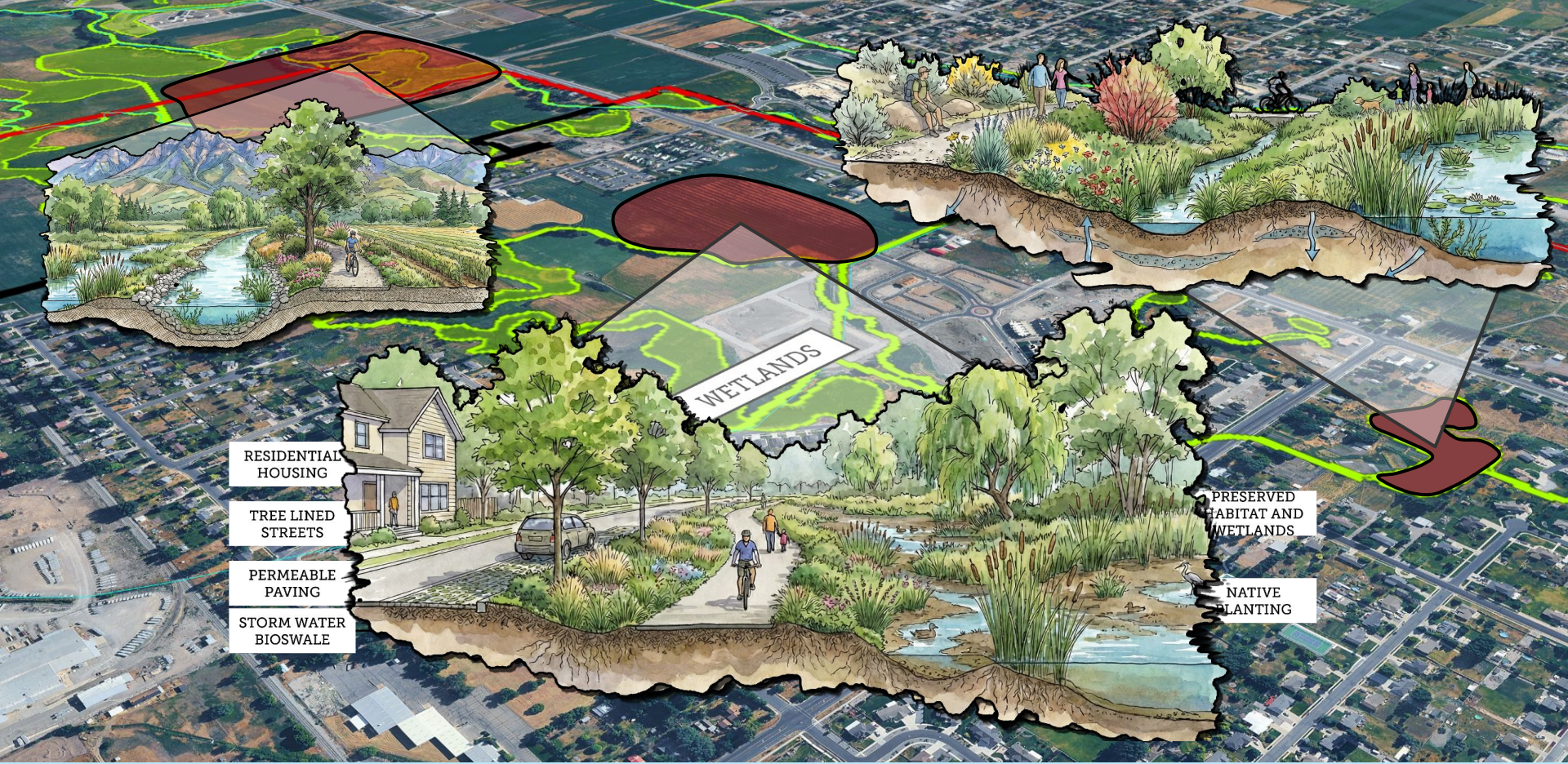

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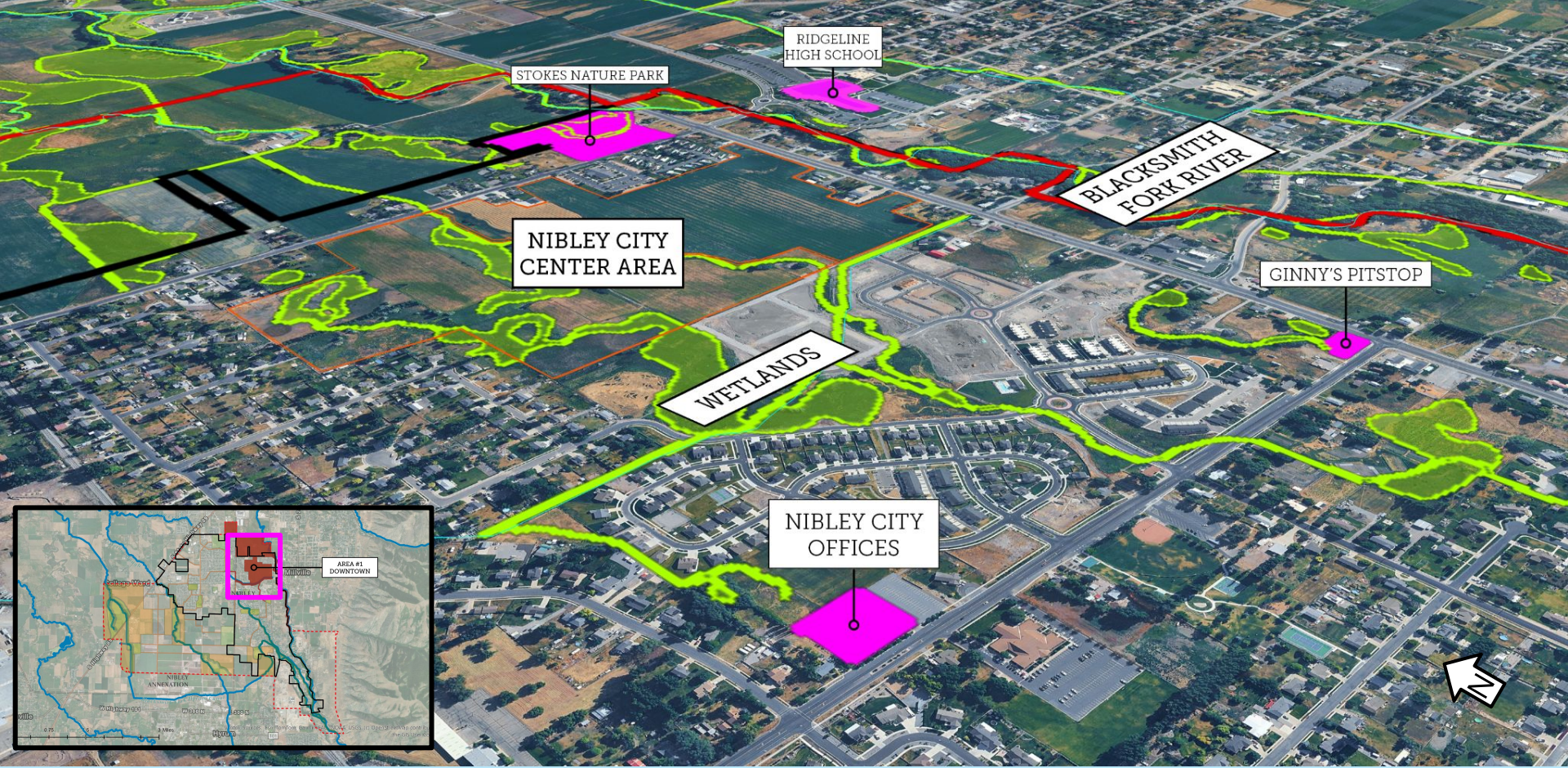

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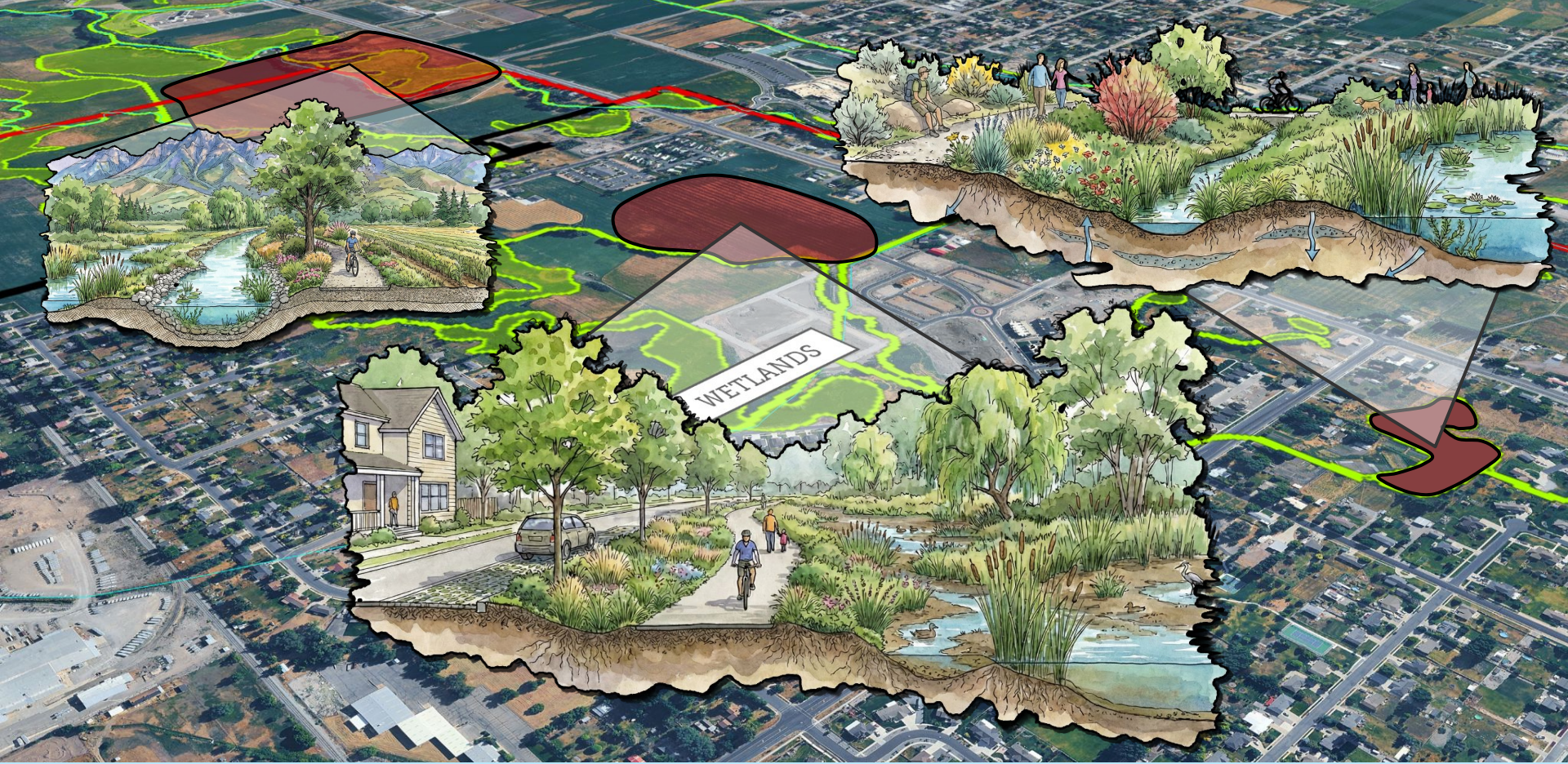

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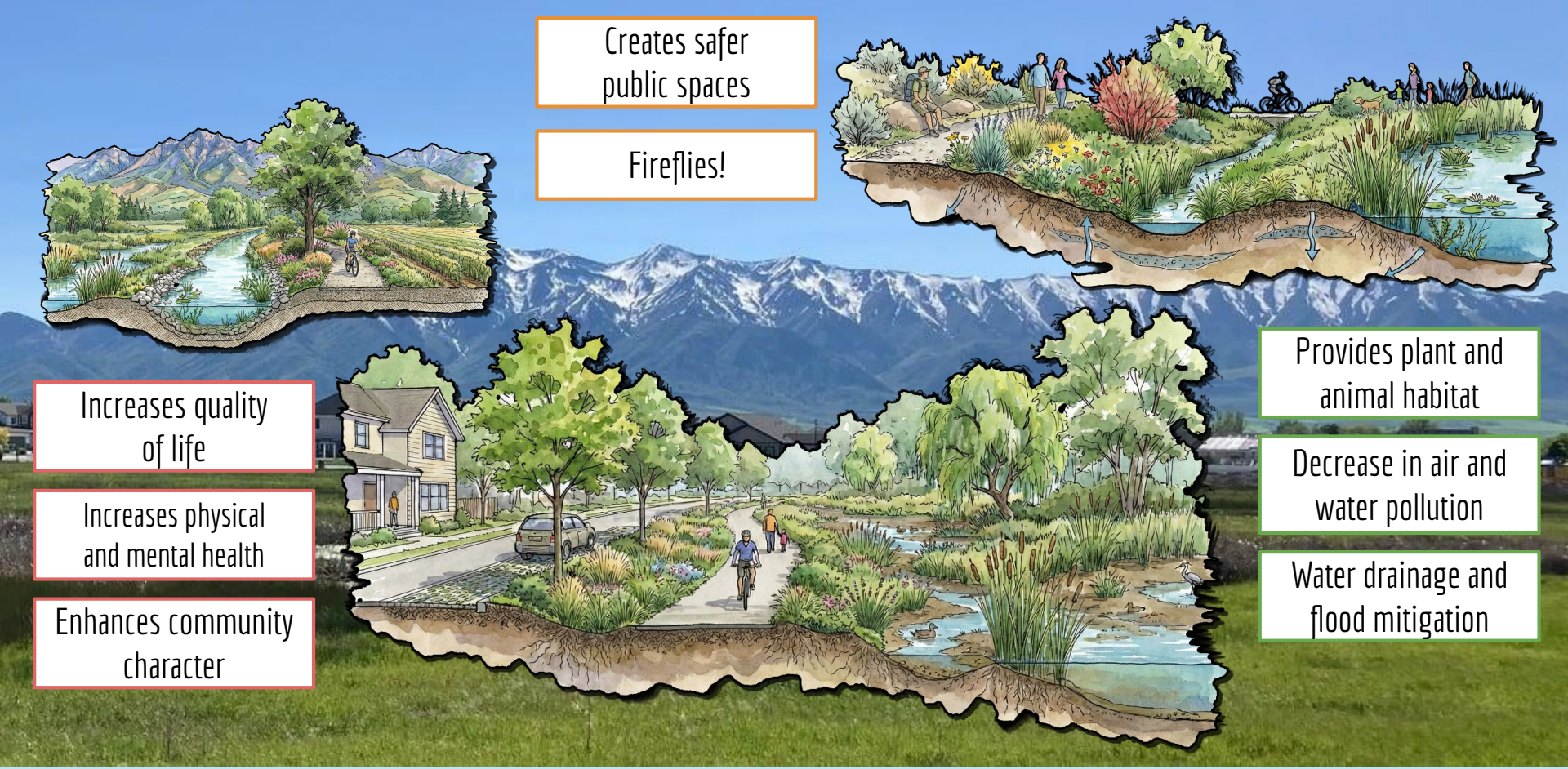
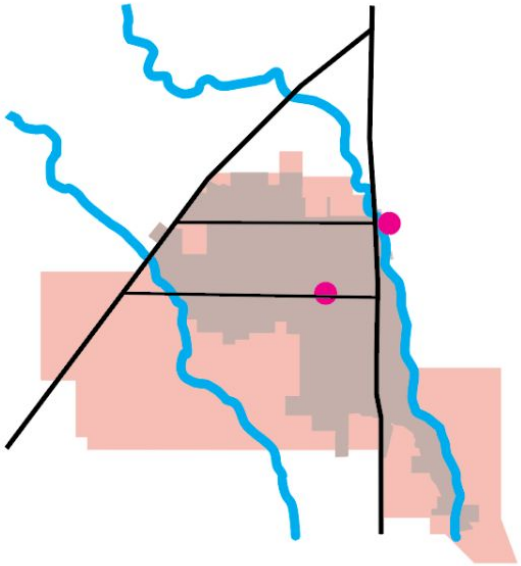
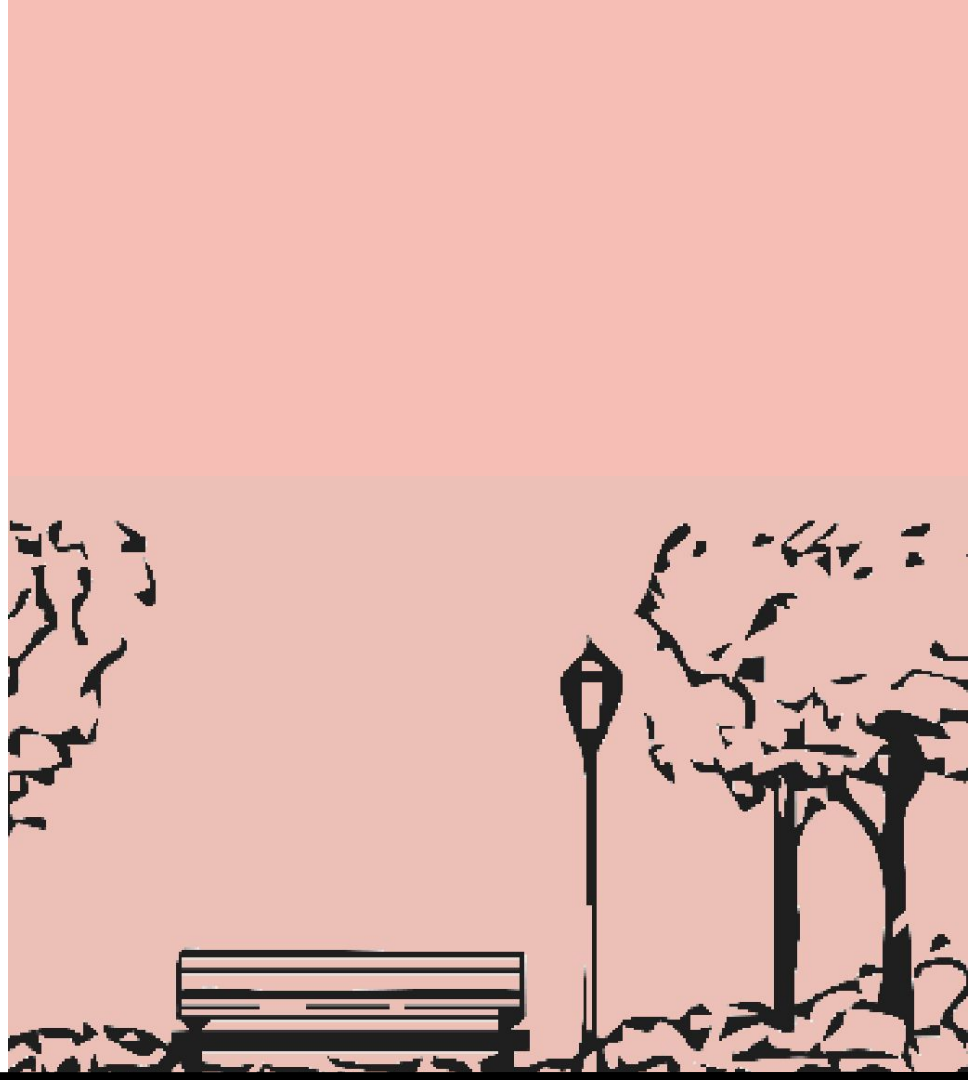


Benefits of Conservation

Open Space





Developing Quickly

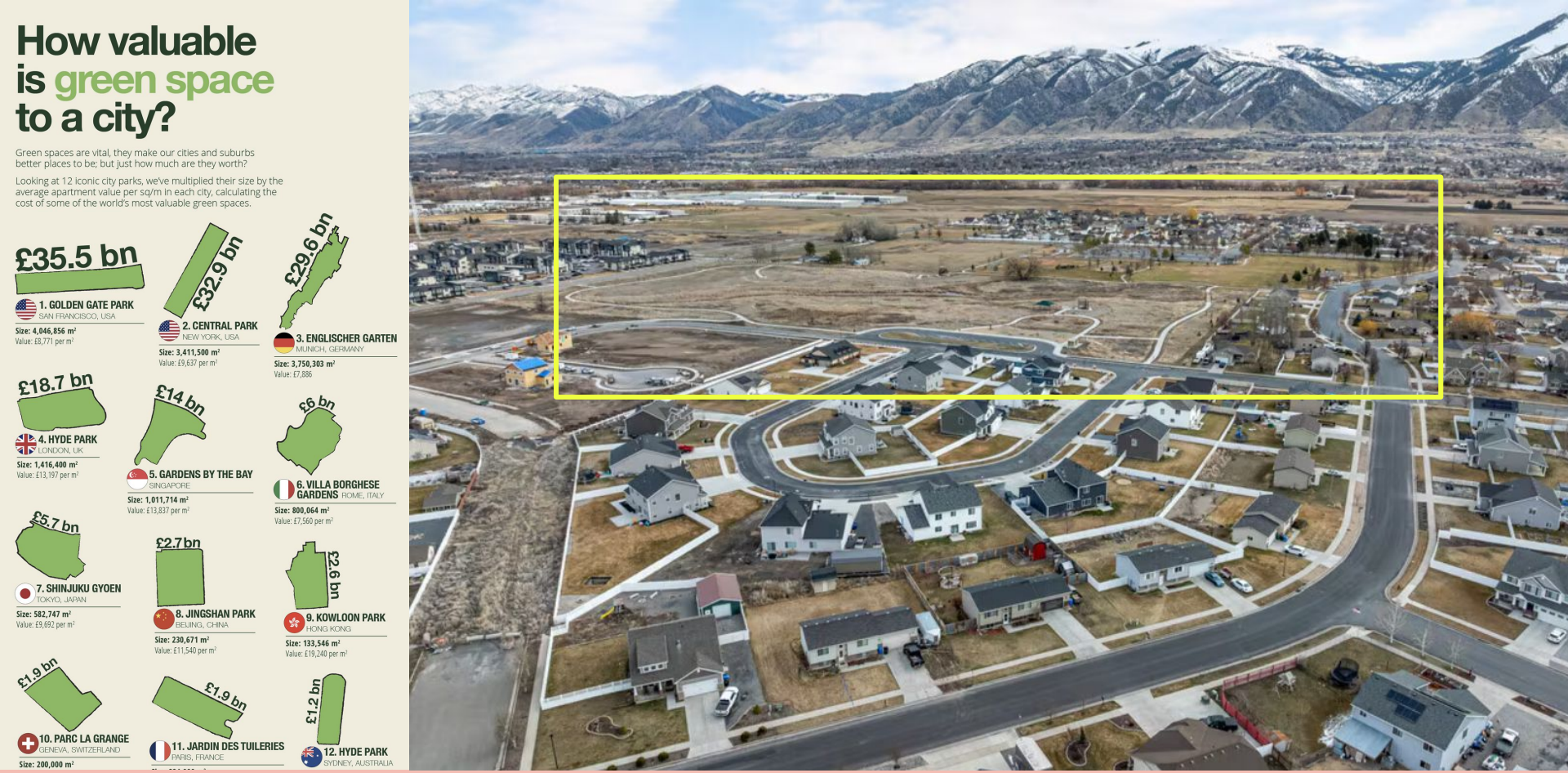
Nibley, Daybreak

best practices development

Nibley, Daybreak

best practices development

Open Space is Valuable



Open Space is Valuable

Despite ever-changing economic and lifestyle factors, we're beginning to identify ongoing **moving trends**. Stalwart patterns continue to show an exodus from once-popular hive-like megacities — where skyrocketing costs of living and population densities are the norm — in favor of smaller, more breathable cities and towns with lower costs of living, easier access to the outdoors, and vibrant, self-contained cultural scenes.

Open Space Cities are Desirable

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Open Space Cities are Desirable

NRPA NATIONAL RECREATION AND PARK ASSOCIATION

Type City Name Below:
Nibley, UT

The Economic Benefits of Parks:
Health Care Cost Savings of Equitable Park Access

49%

of residents in **Nibley, UT** live within a 10-minute walk of a park*

4,038

Nibley, UT residents currently lack walkable access to parks

If **Nibley, UT** provided the remaining residents access to a 10-minute walk to a park, it would reduce its annual health care expenses by approximately:

$609,133

Data Sources
National Recreation and Park Association, *Trust for Public Land, U.S. Census Bureau, ESRI

Quality of Life

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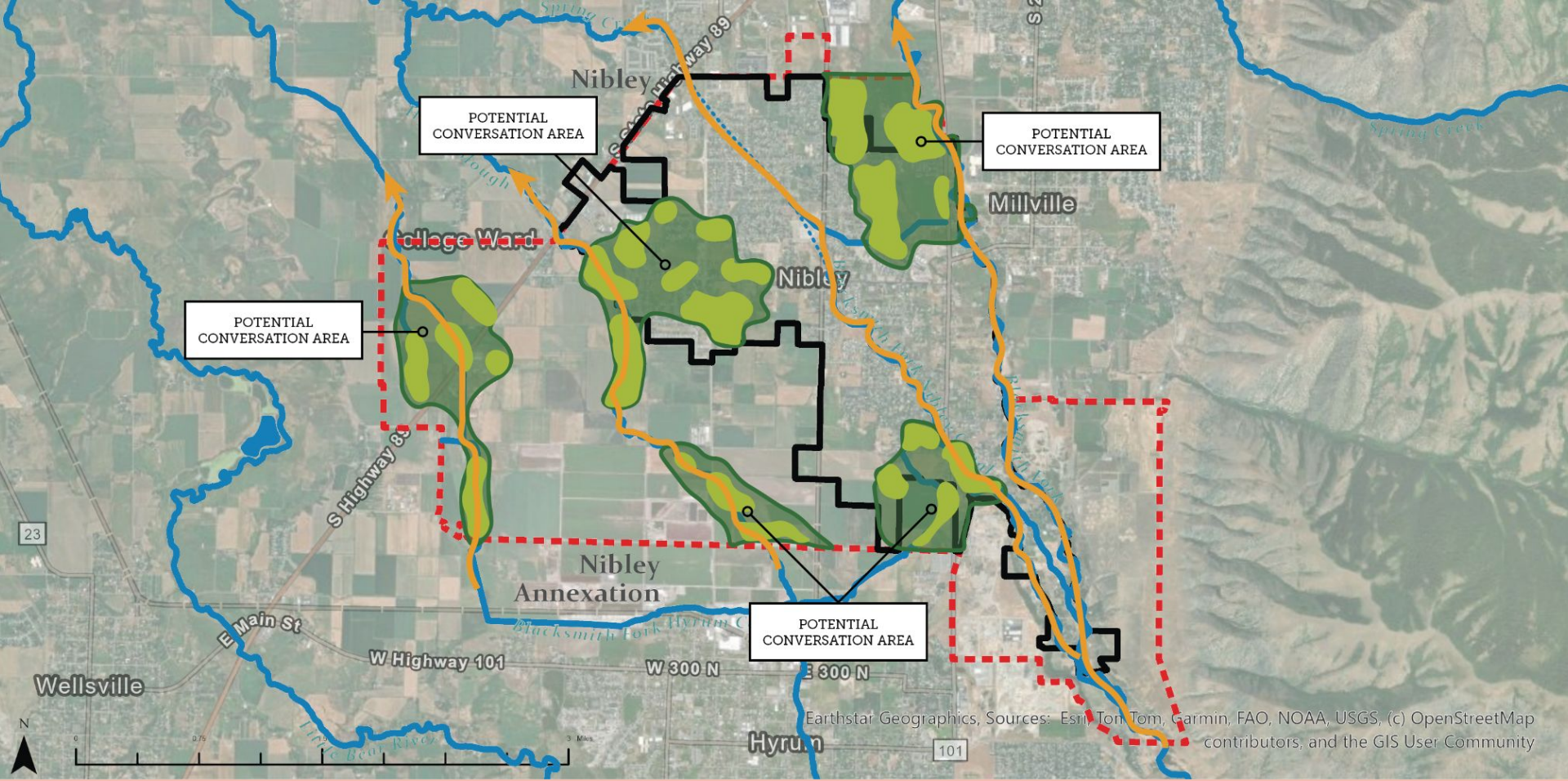
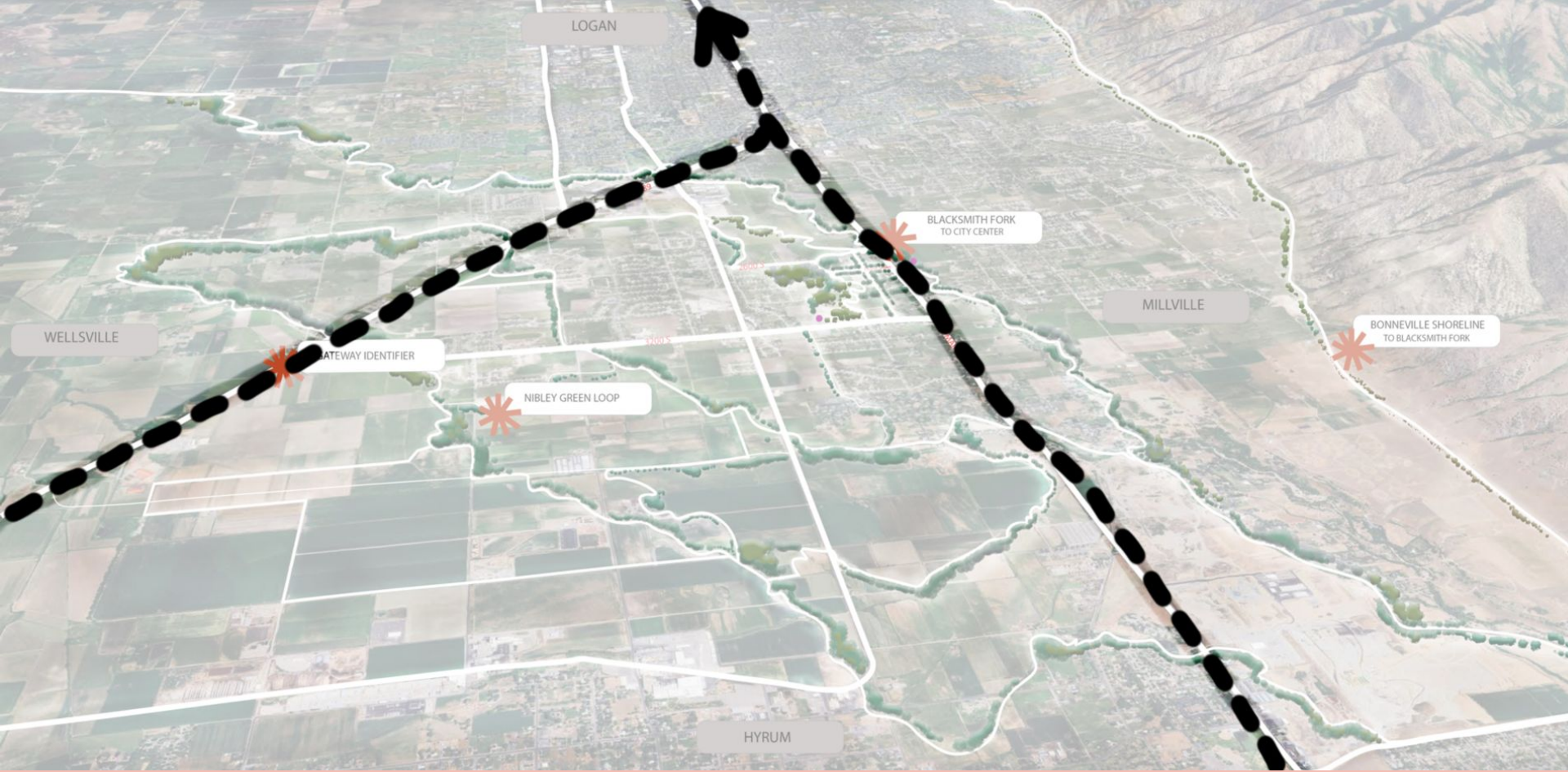
Quality of Life

Open Space System Planning



Ecological Priorities Defined by Conservation team

Waterways as trail system spine



Highway Fractures

Connected to the Valley

Trails system Design

Atlanta, Houston, Portland

Green-Loops

Atlanta, Houston, Portland

Green-Loops

Atlanta, Houston, Portland

Green-Loops

Nibley Green Loops

Nibley Green Loops

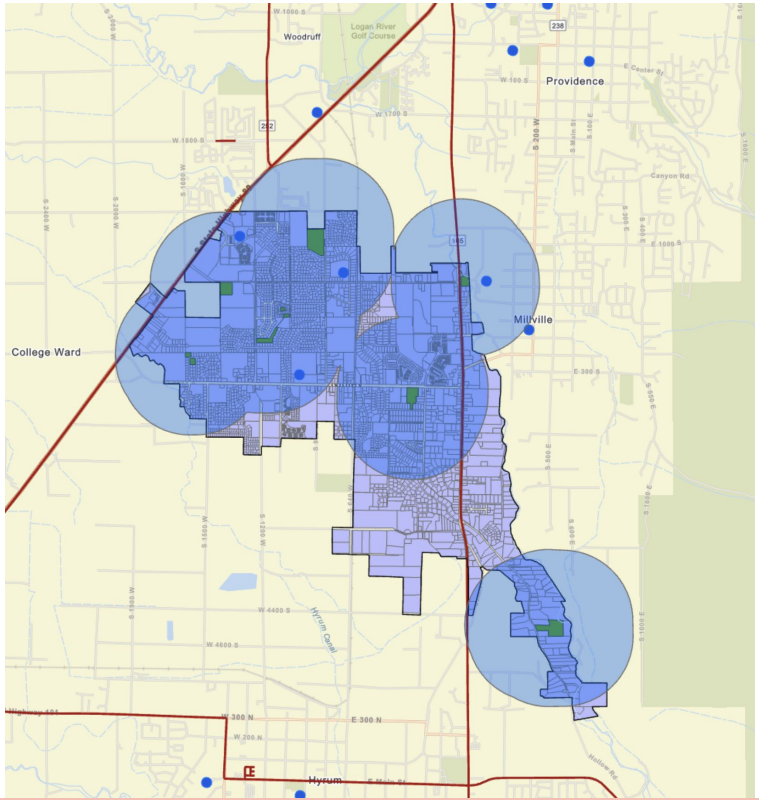
Nibley Green Loops

Canal Systems as East/West Connections

Tied to Land Acquisition for Parks

Parcels for each type

Organizing social and trails data to locate suitable parcels for each park type



GIS distance analysis

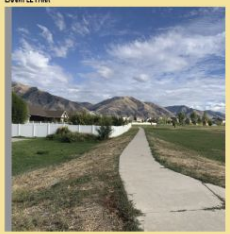
Nibley City Parks Designation

Pocket

Service Radius: 0.5 mi
Typical Size: <1 acre

Amenities can include:
1. Limited or isolated recreational needs
2. Play structures
3. Open area
4. Picnic areas

EXAMPLE PARK



Neighborhood

Service Radius: 1 mi
Typical Size: ~1-5 acres

Amenities can include:
1. Creative play attractions (horseshoes, bocce field)
2. Play sturctures
3. Open space
4. Sports Court(s)
5. Fitness equipment
6. Picnic areas

EXAMPLE PARK

Community

Service Radius: 3 mi
Typical Size: ~5-12 acres

Amenities can include:
1. Larger open space activities (disc golf, pump grack, archery ranges)
2. Programmable fields
3. Community Gardens
4. Amphitheater
5. Dog park

EXAMPLE PARK

Regional

Service Radius: 5 mi
Typical Size: >12 acres

Amenities can include but not limited to the amenties listed in community parks plus:
1. Sports field concessions
2. Community Center
3. Recreational center
4. Skate Plaza
5. Senior Center
6. Sports complex

EXAMPLE PARK

Linear

Service Radius: 0.5 mi
Typical Size: Varies

Amenities can include but not limited to:
1. Linear open space with built connections or natural corridores
2. Typically developed for one or more modes of recreation travel activities
(walking, jogging, biking, etc.)

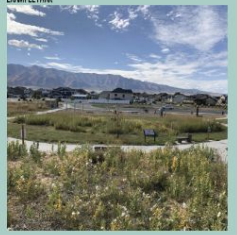
EXAMPLE PARK

Natural

Service Radius: Citywide
Typical Size: Varies

Amenities can include but not limited to:
1. Trailhead parking
2. Restrooms
3. Interpertive center
4. Educational component
5. Picnic Areas
6. Trails

EXAMPLE PARK



Special

Service Radius: Varies
Typical Size: Varies

Designed as a revenue vgenerating enterpirse created to satisfy demand for recreational, educational, special events or agricultural needs.

EXAMPLE PARK

Nibley: New Park Typologies

Identified Parcels to Parks: General Plan

Phasing and Prioritization: Priority I, Regional Park

Priority Trail I

Priority Trail II

Prioritization: III

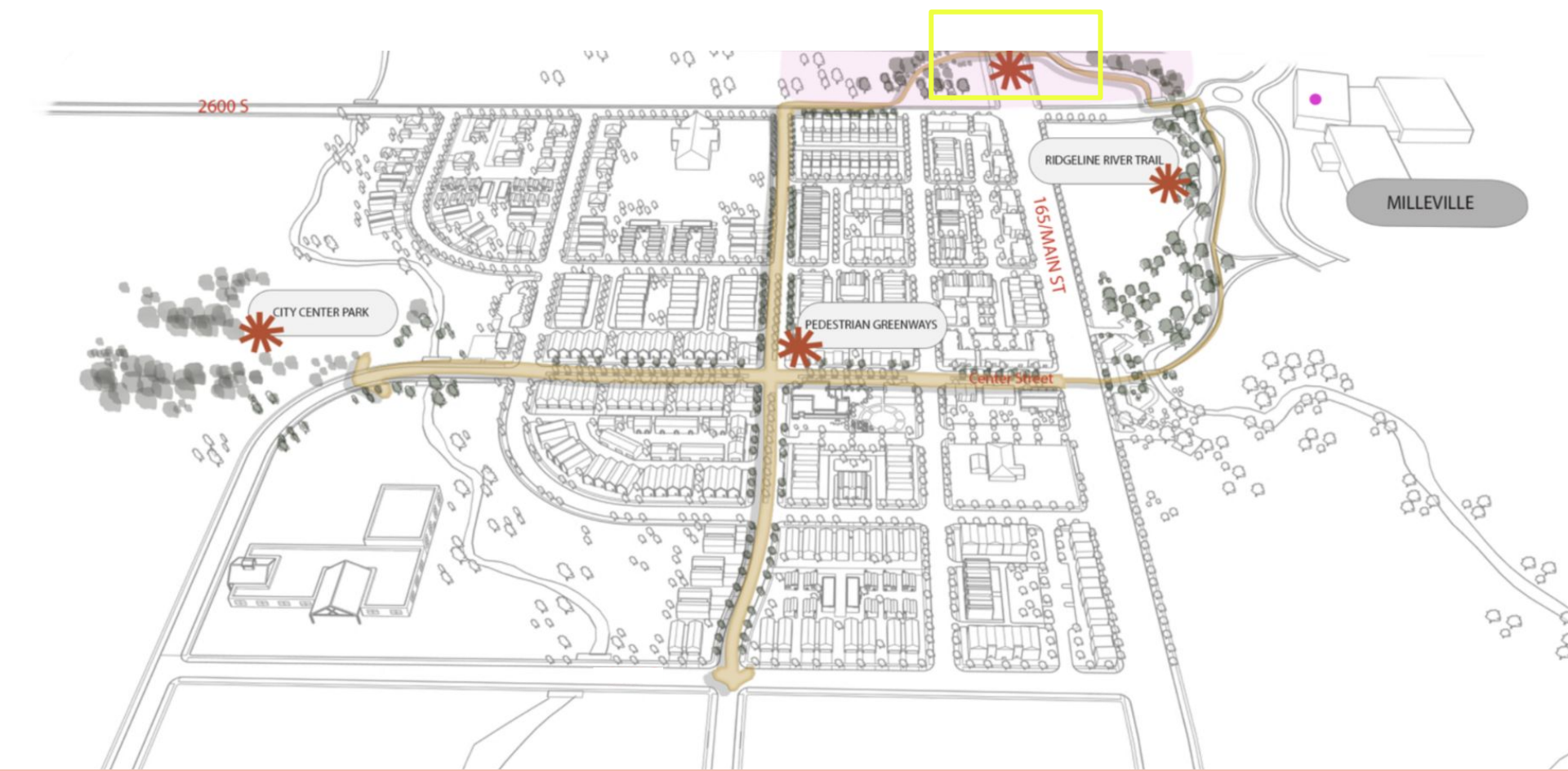
Prioritization: IV

Prioritization: V

Confluence of Assets: Water Systems and Streets

Confluence of Assets: Social Infrastructure

Gateway Identifier



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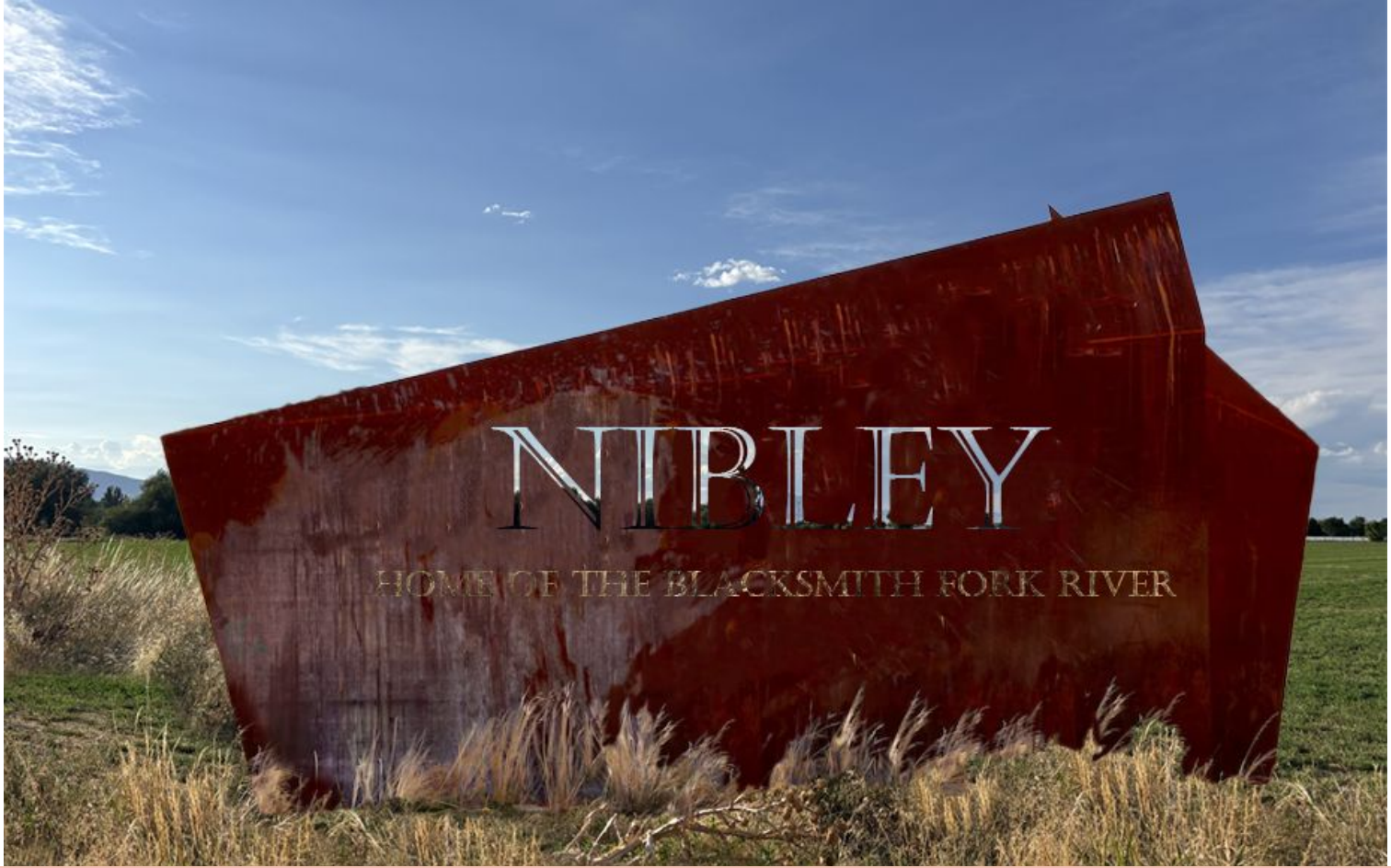

Gateway Identifier

An accessible paved loop connecting to existing walkway at Ridgeline

Ridgeline River Trail

An accessible paved loop connecting to existing walkway at Ridgeline

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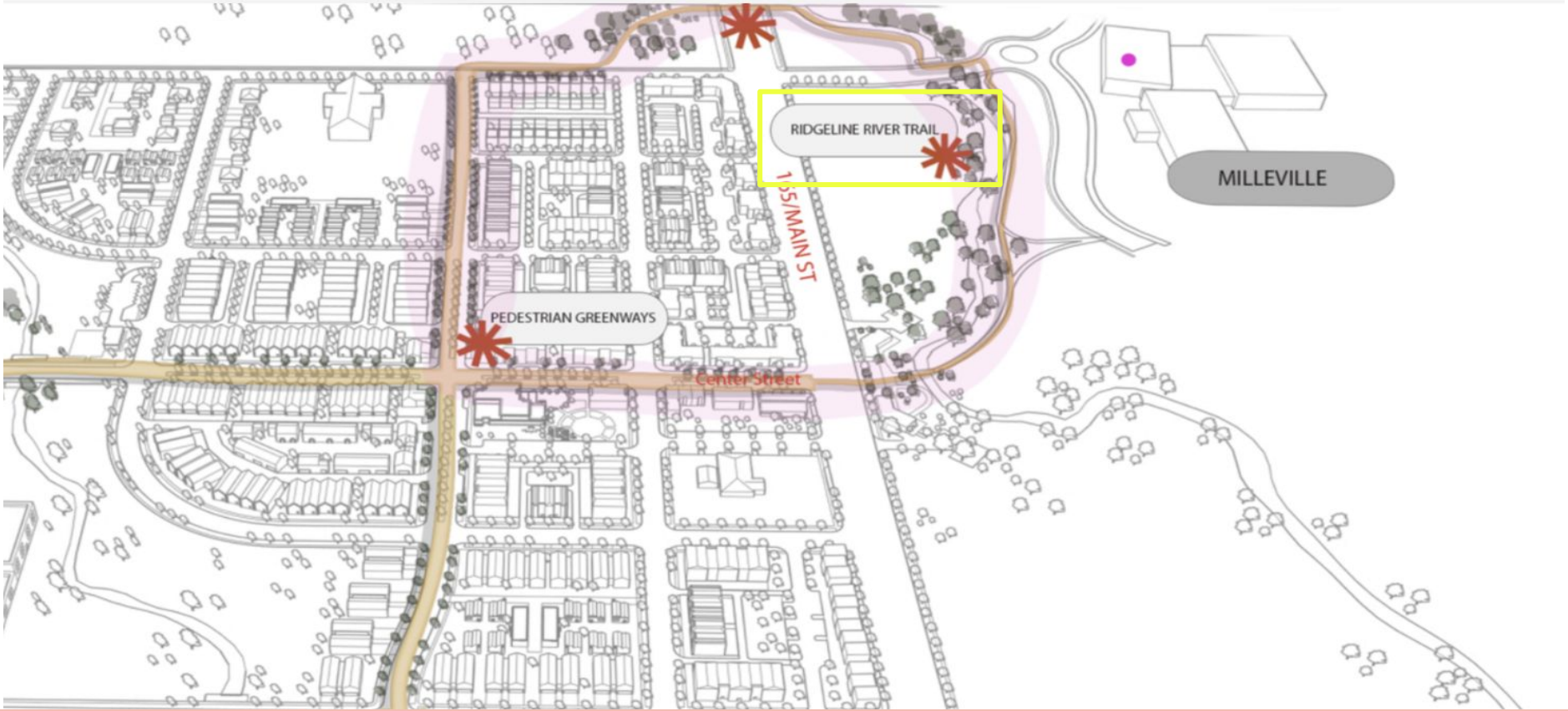
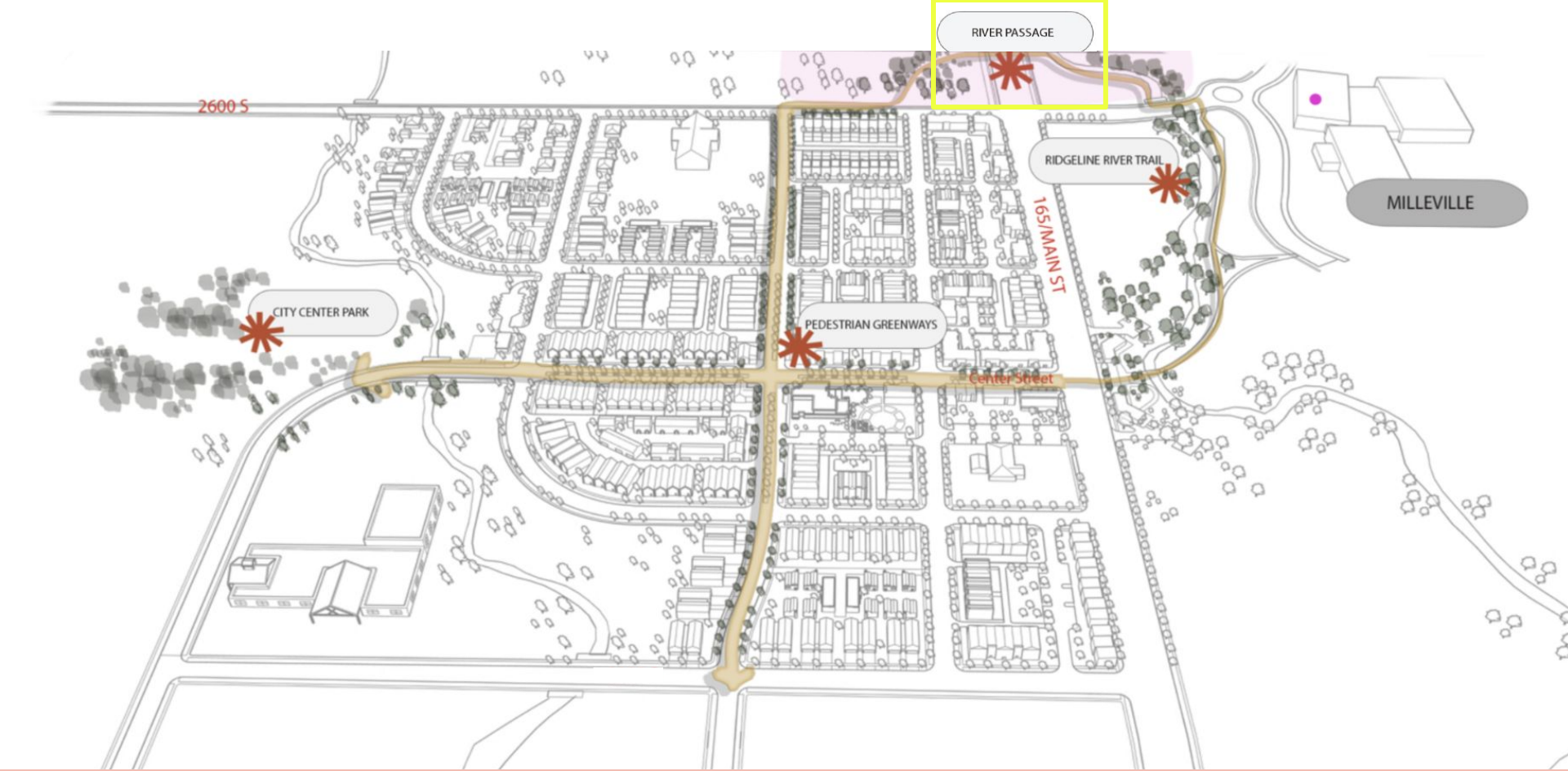


Ridgeline River Trail

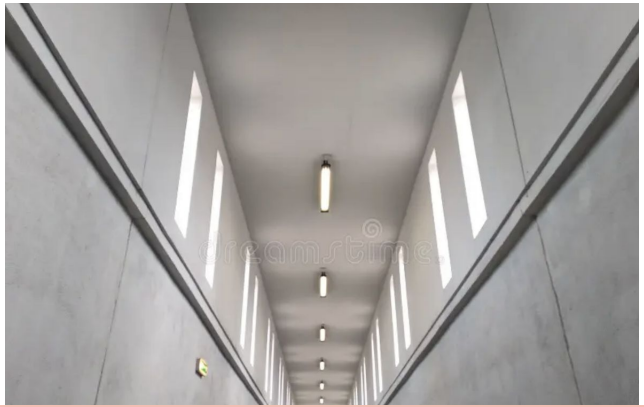
Gateway Signage



River Passage Tunnel

River Passage Tunnel

lighting, safe call boxes, local art



Design features

lighting, safe call boxes, local art

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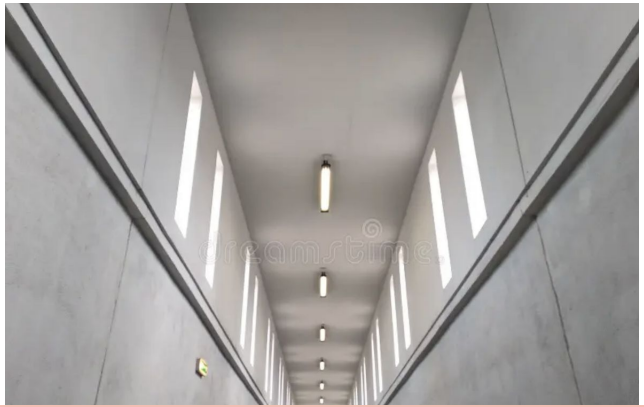

Design features

Into Stokes Nature Park extending to the new City Center Park

Developing Quickly

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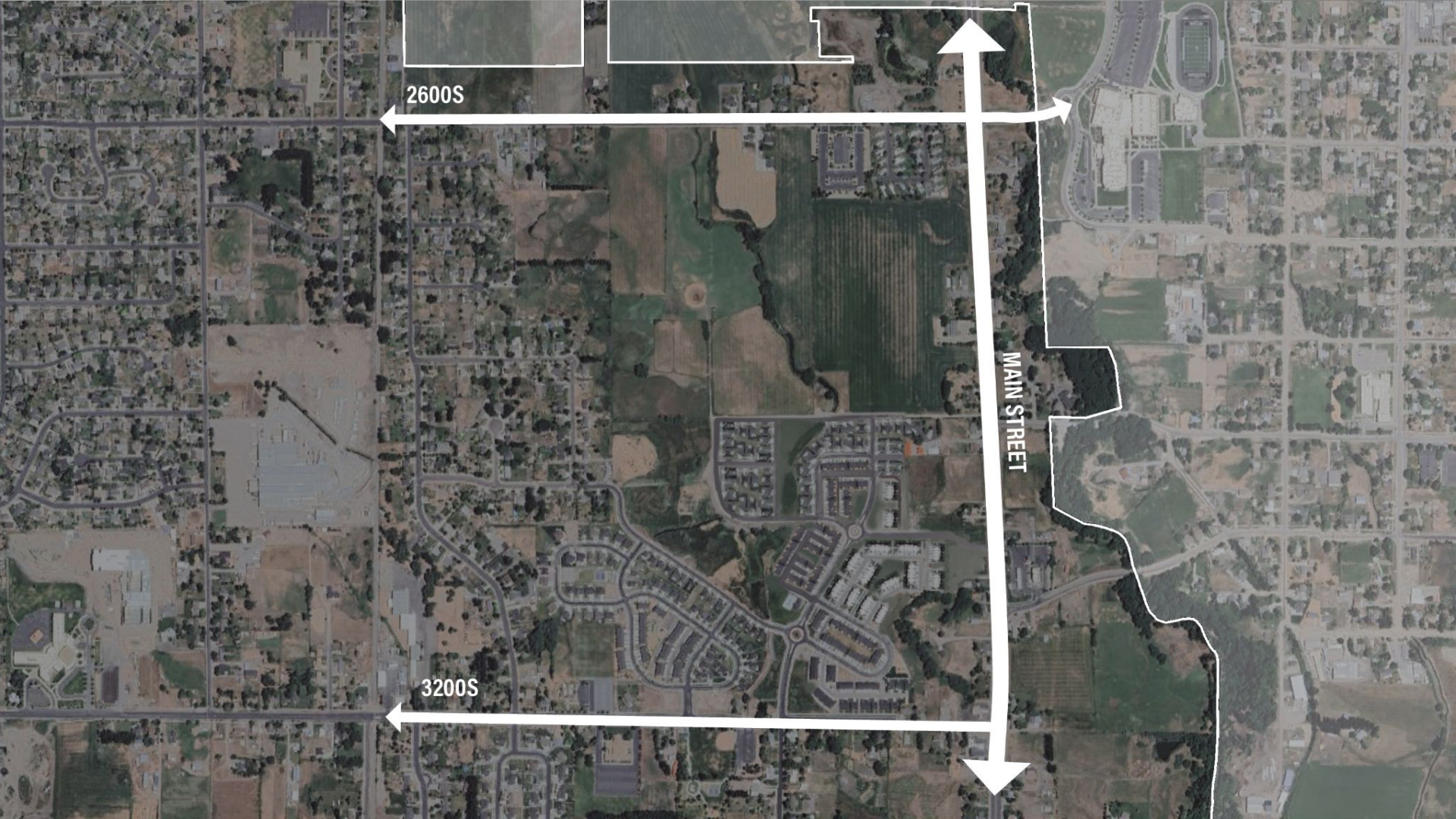
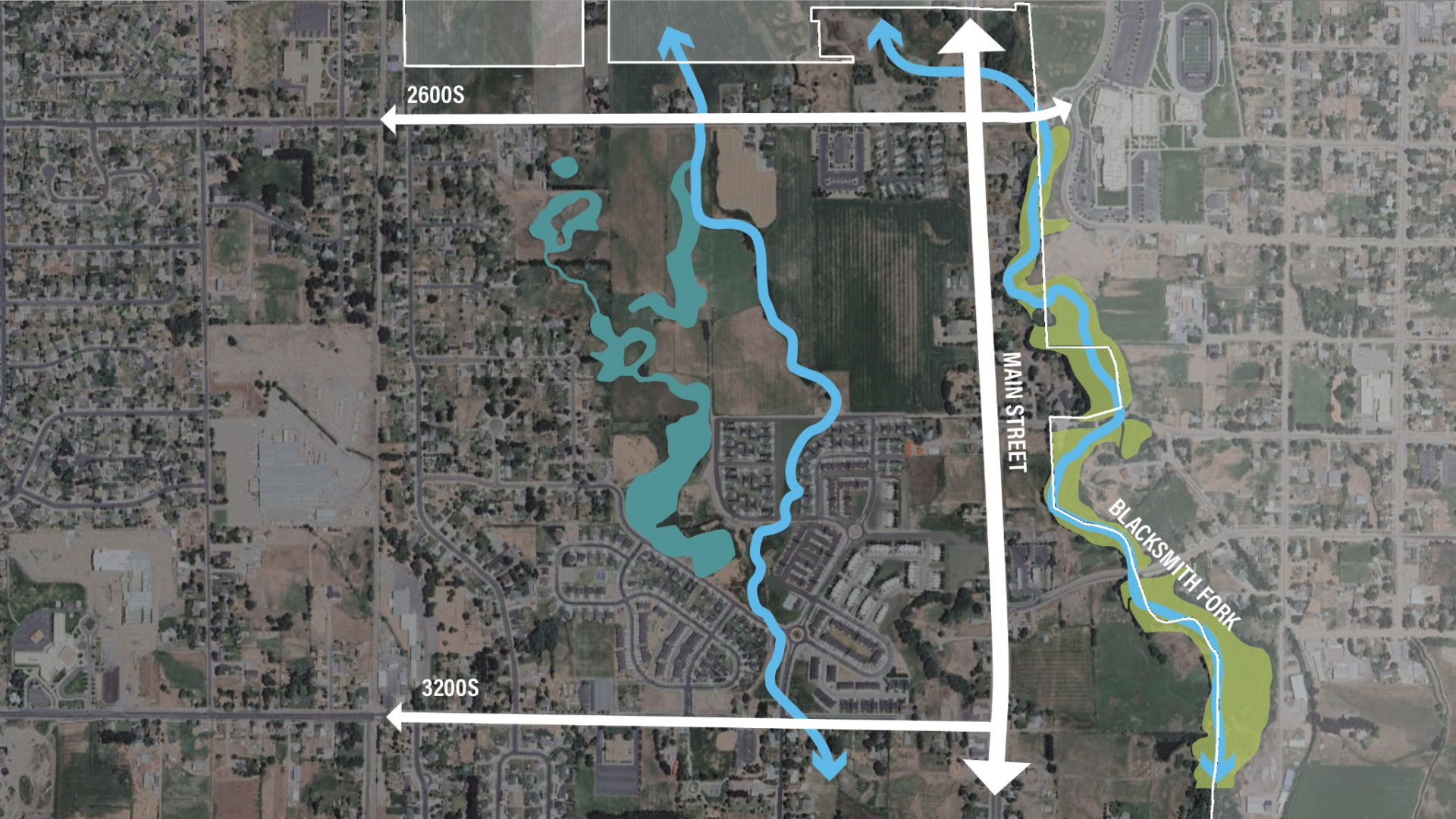
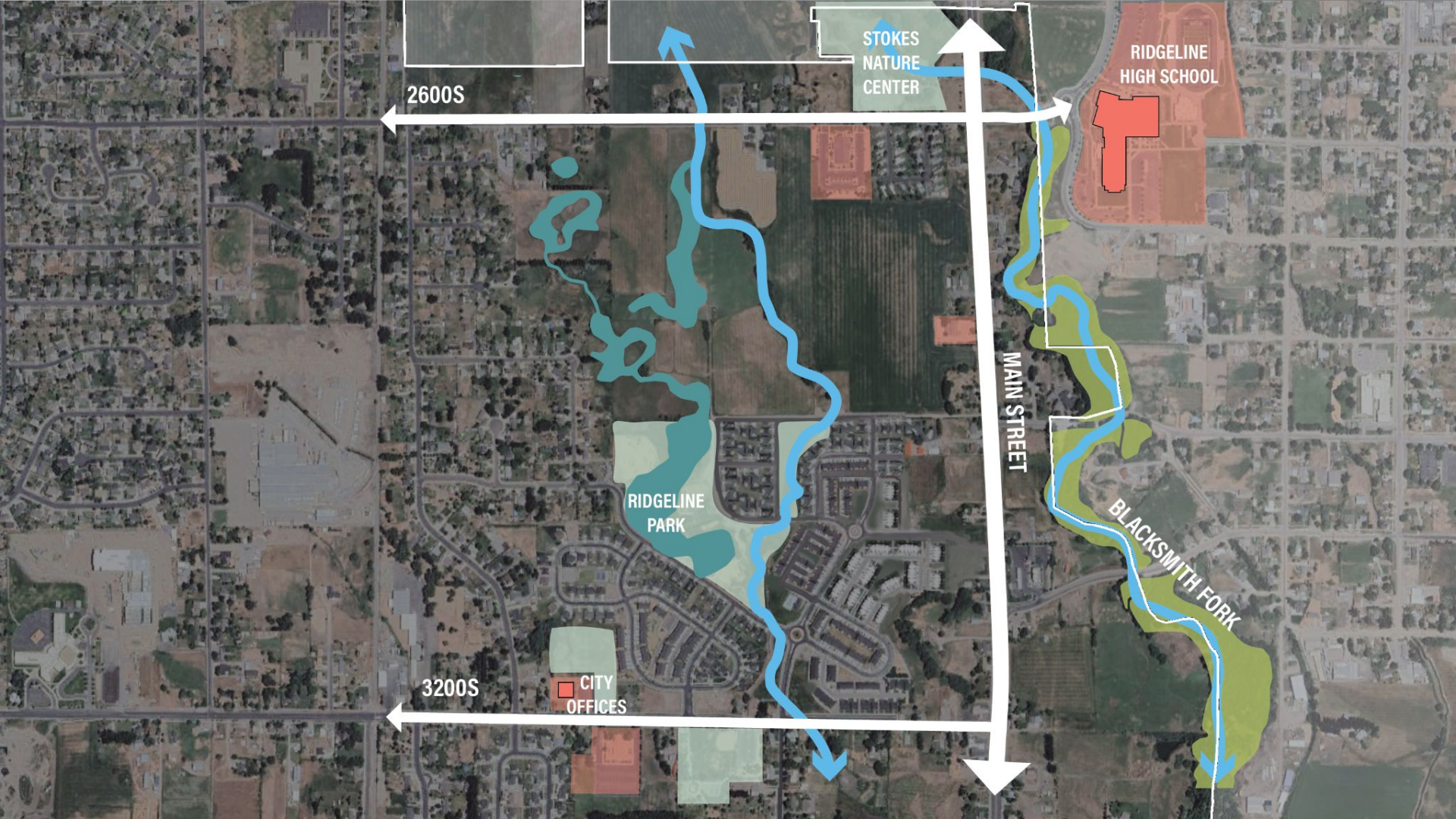
City Center Park

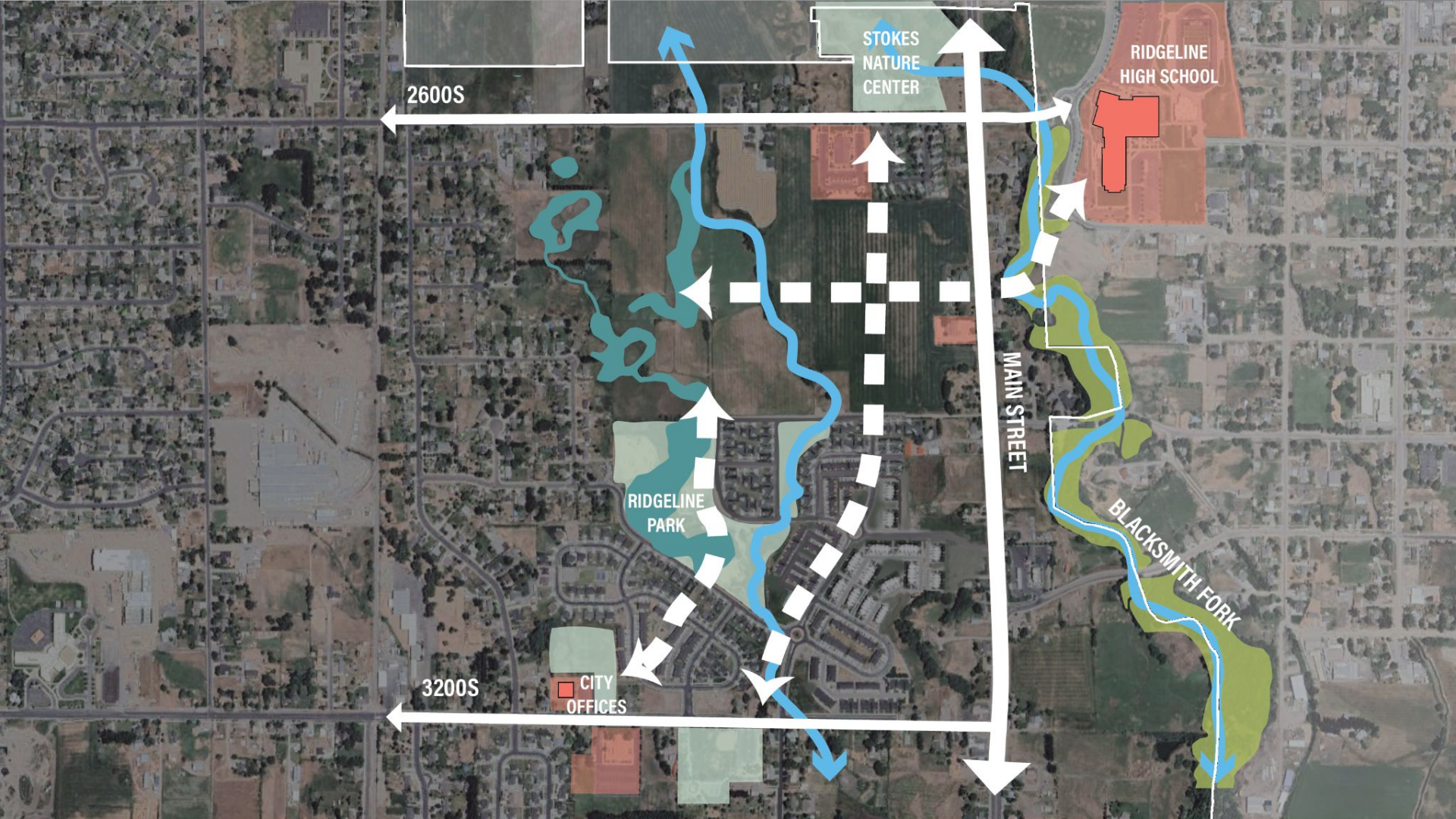
Complete Neighborhood

Town Center


2600S
MAIN STREET
3200S


2600S
MAIN STREET
BLACKSMITH FORK
3200S


STOKES
NATURE
CENTER
RIDGELINE
HIGH SCHOOL
2600S
MAIN STREET
RIDGELINE
PARK
BLACKSMITH FORK
3200S
CITY
OFFICES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PARK
BLACKSMITH FORK
3200S
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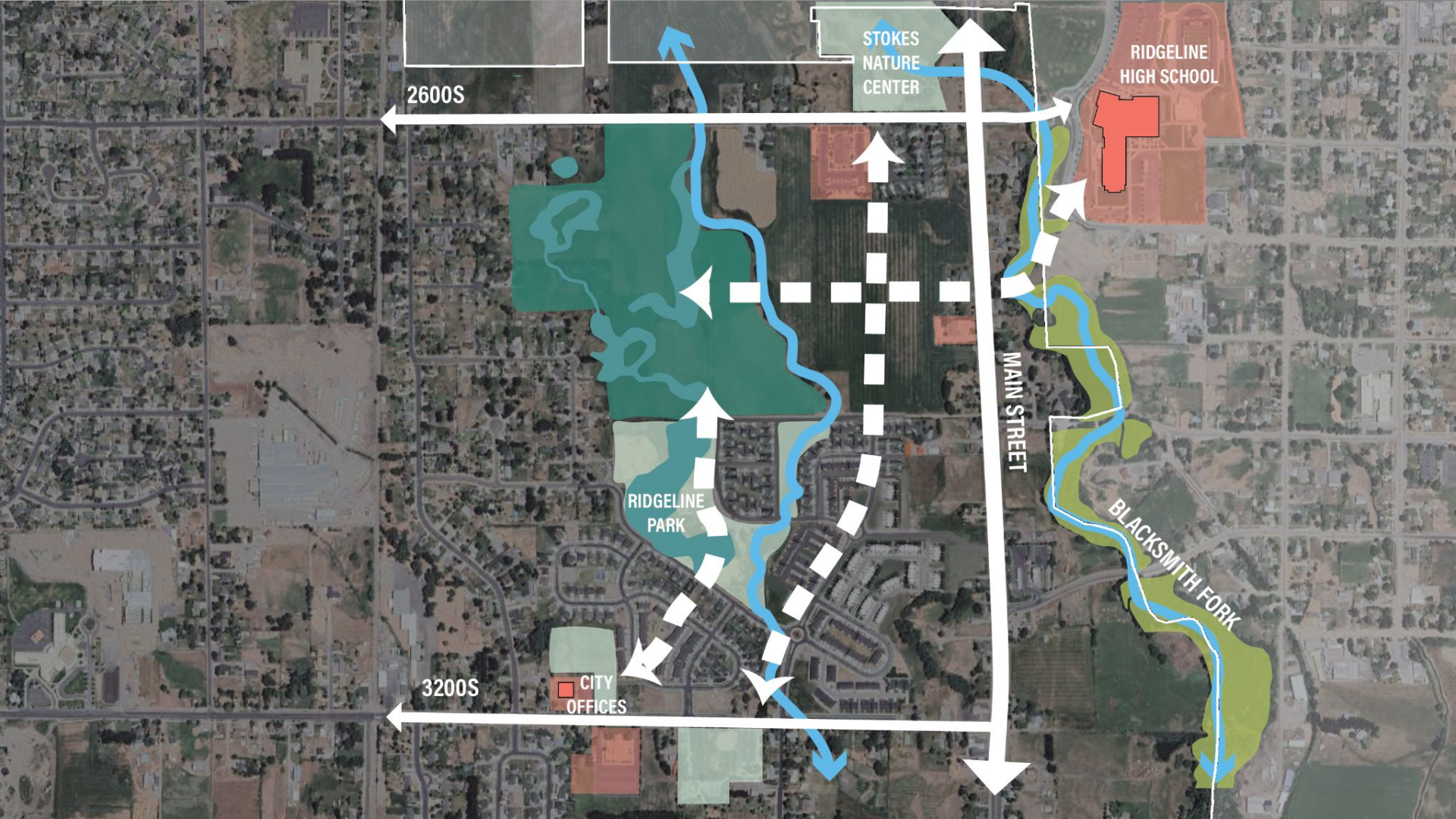
OFFICES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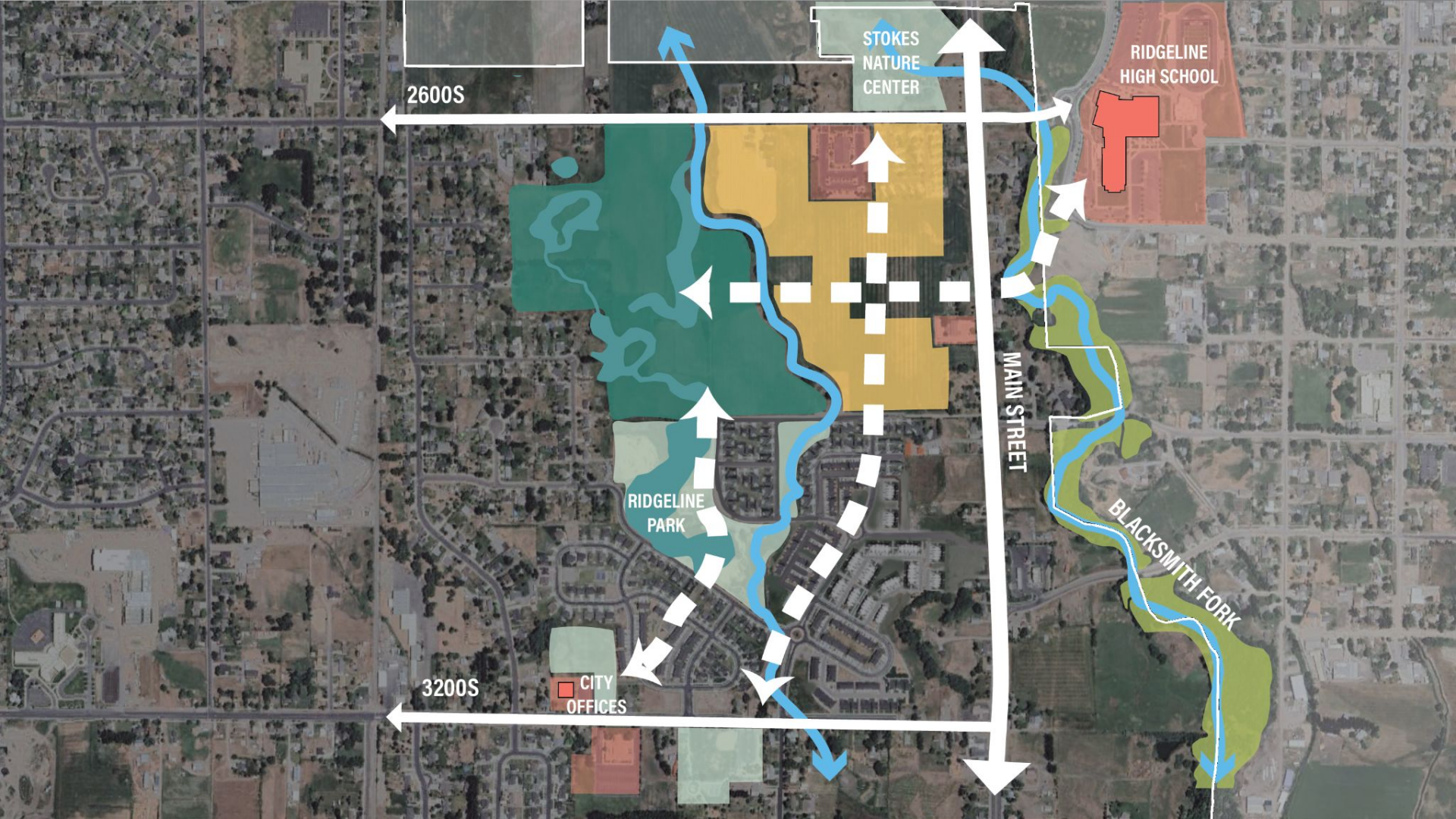
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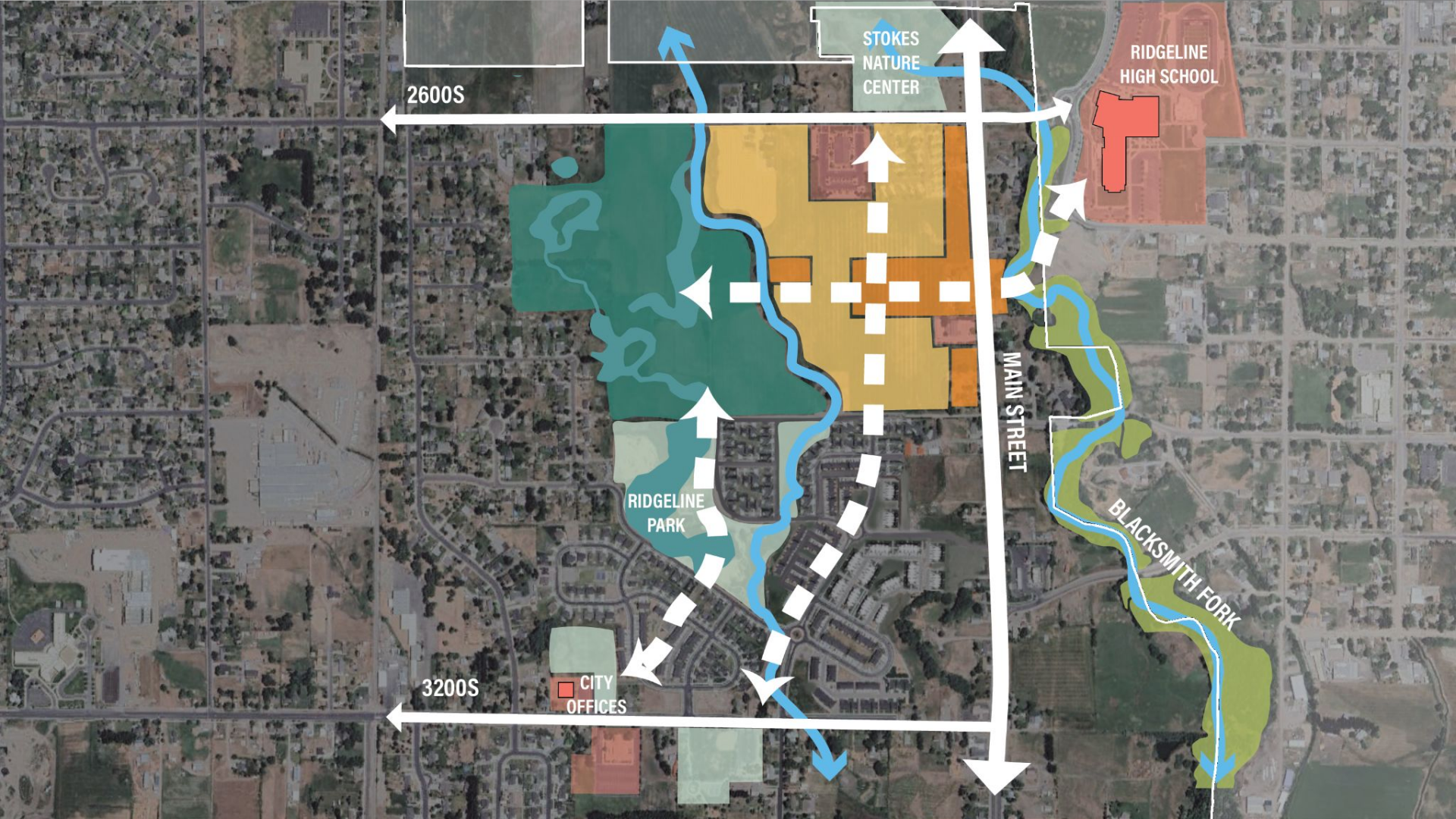
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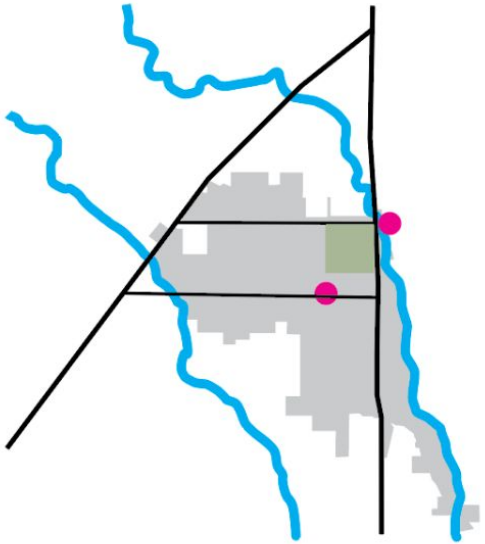
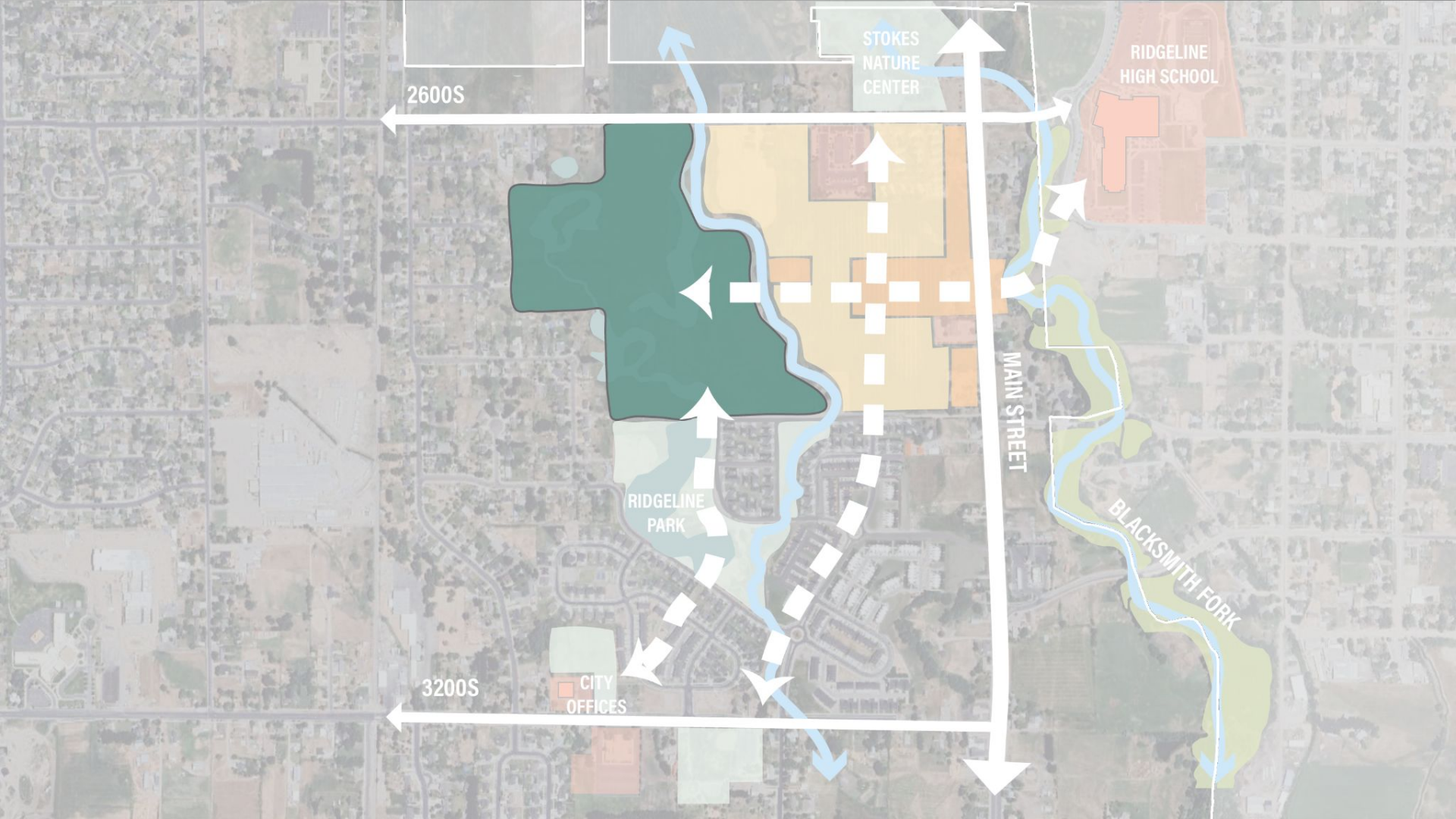
3200S
CITY
OFFICES

City Center Park

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NATURE
CENTER
RIDGELINE
HIGH SCHOOL
2600S
MAIN STREET
RIDGELINE
PARK
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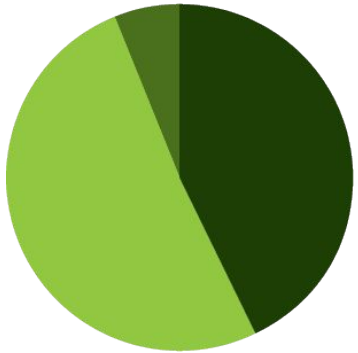
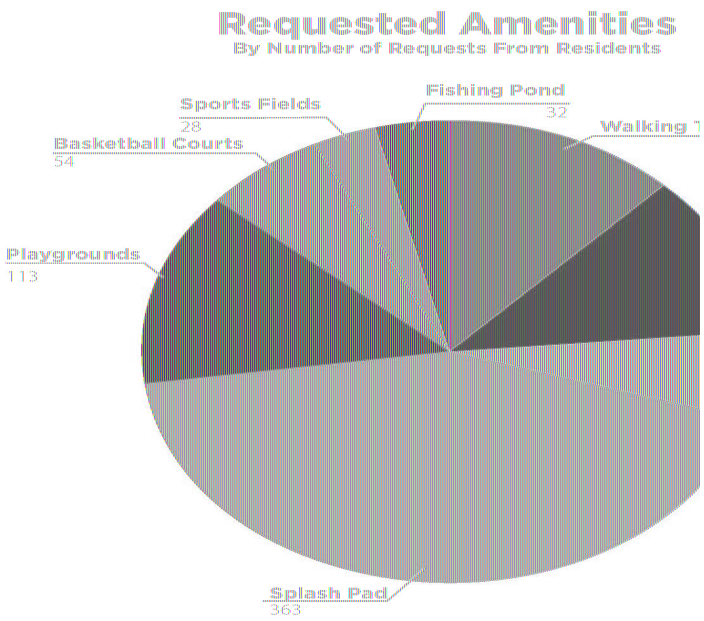
3200S
CITY
OFFICES

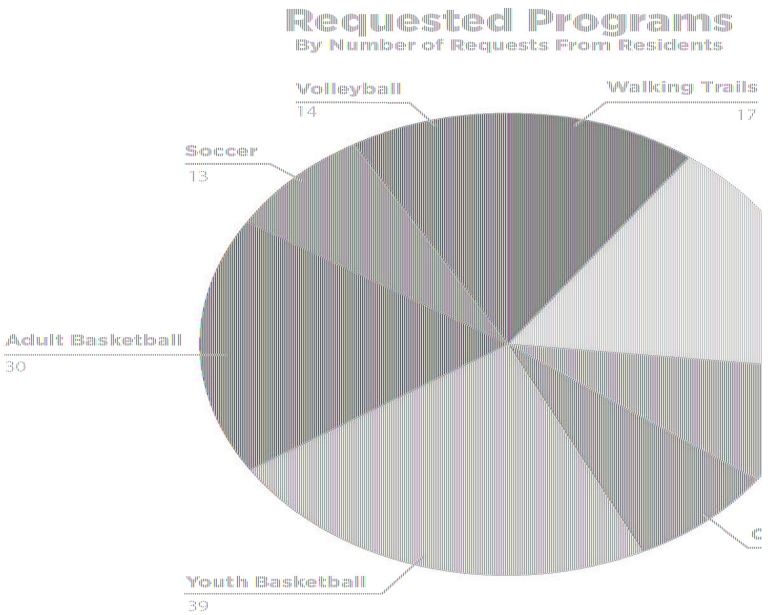
What environment do you want to raise your children/grandchildren in?



8% Growth in Population from 2021 - 2024

Nibley City Demographics





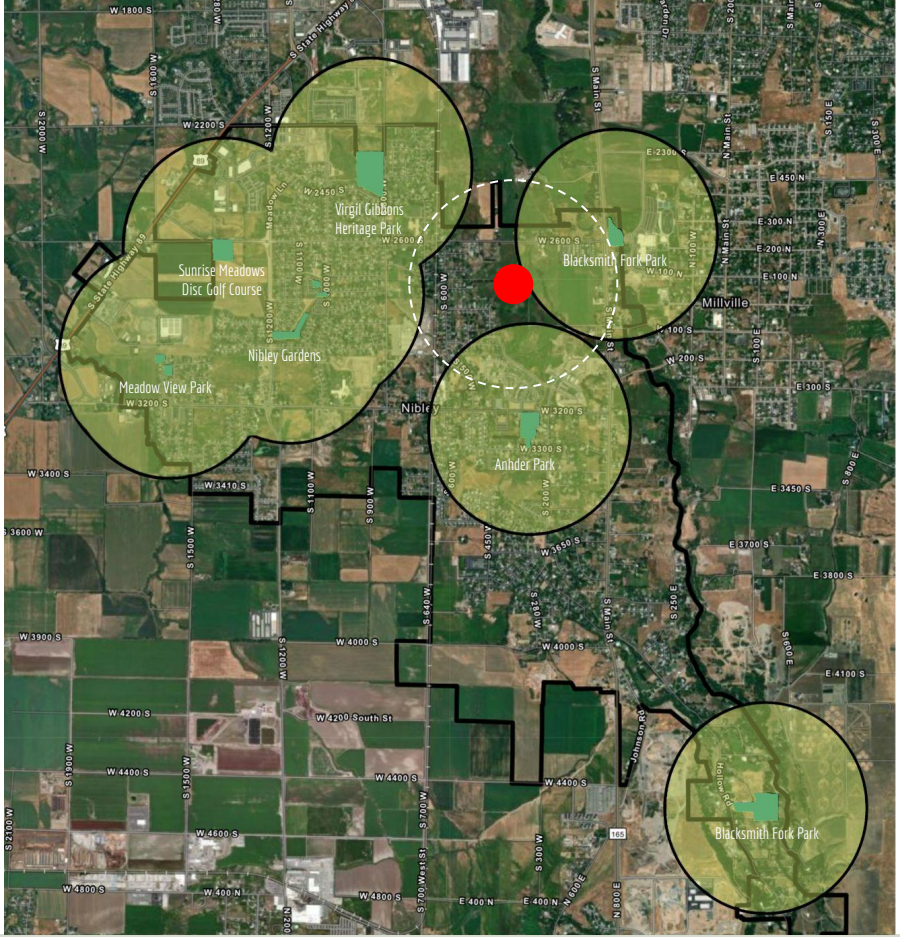
Nibley City Survey

- Existing 83.96 acres of park space of between two types of parks:

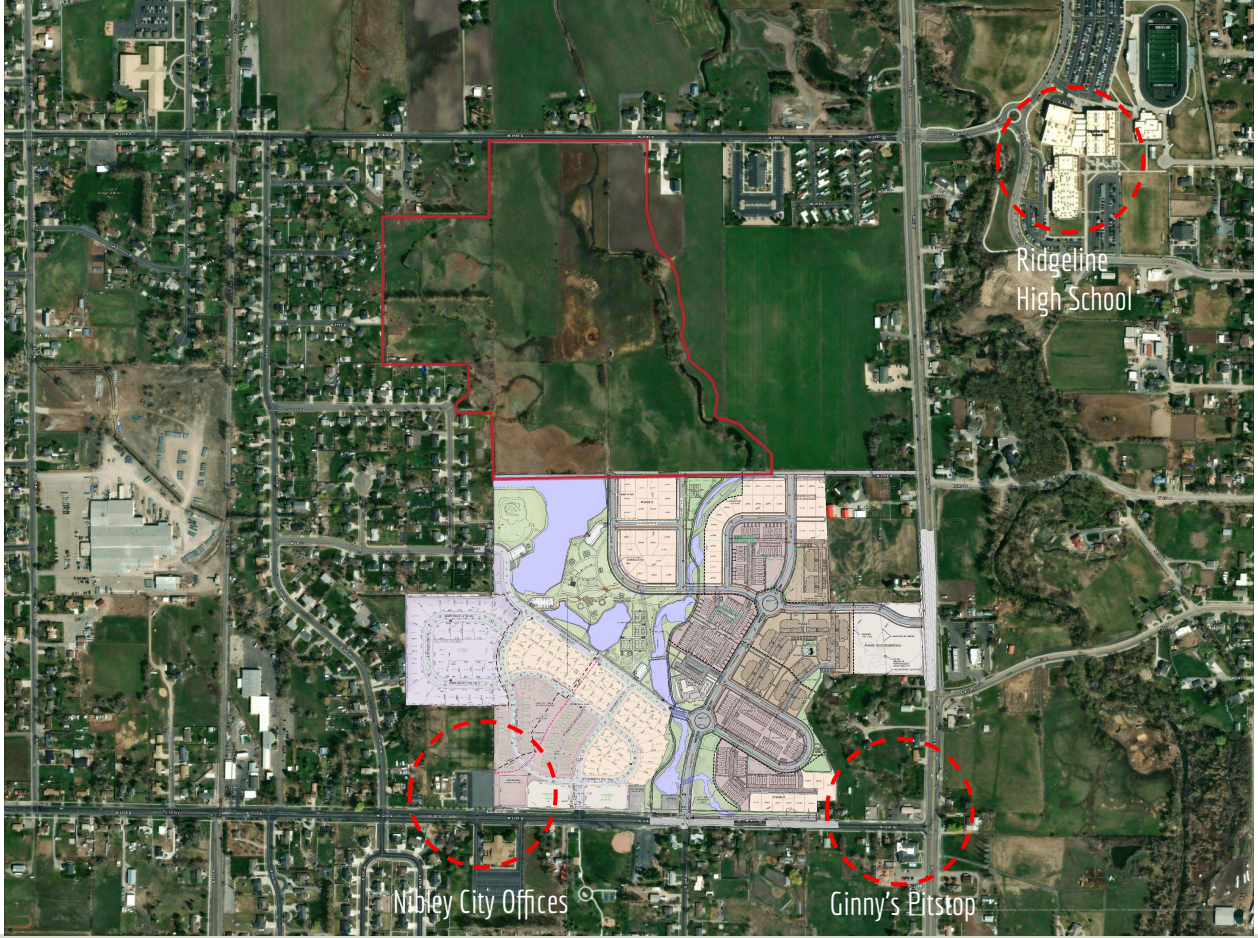
- Neighborhood Parks: Amenity based, leisurely, for the immediate surrounding community

- Open Spaces: Natural Areas for passive recreation, enjoyment of nature, and stormwater management

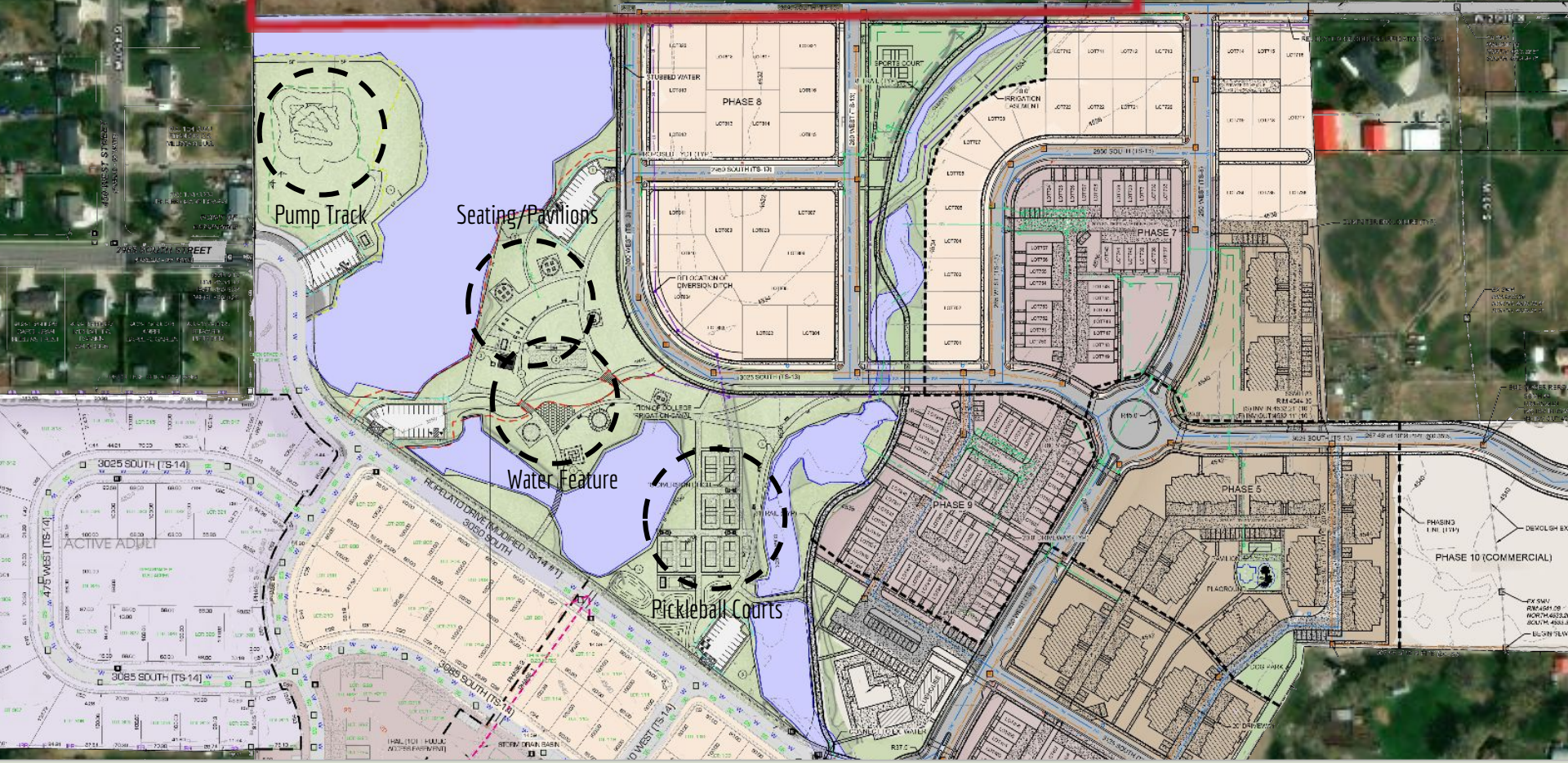
Nibley City Existing Parks



Nibley City Existing Parks



Nibley City Center Park Context


Pump Track
Seating/Pavilions
Water Feature
Pickleball Courts
PHASE 8
PHASE 7
PHASE 9
PHASE 5
PHASE 10 (COMMERCIAL)
3025 SOUTH (TS-14)
3085 SOUTH (TS-14)
ACTIVE ADULT

Phase 1 Plan

Nibley City Parks Survey

Grading Diagram

Islands Diagram

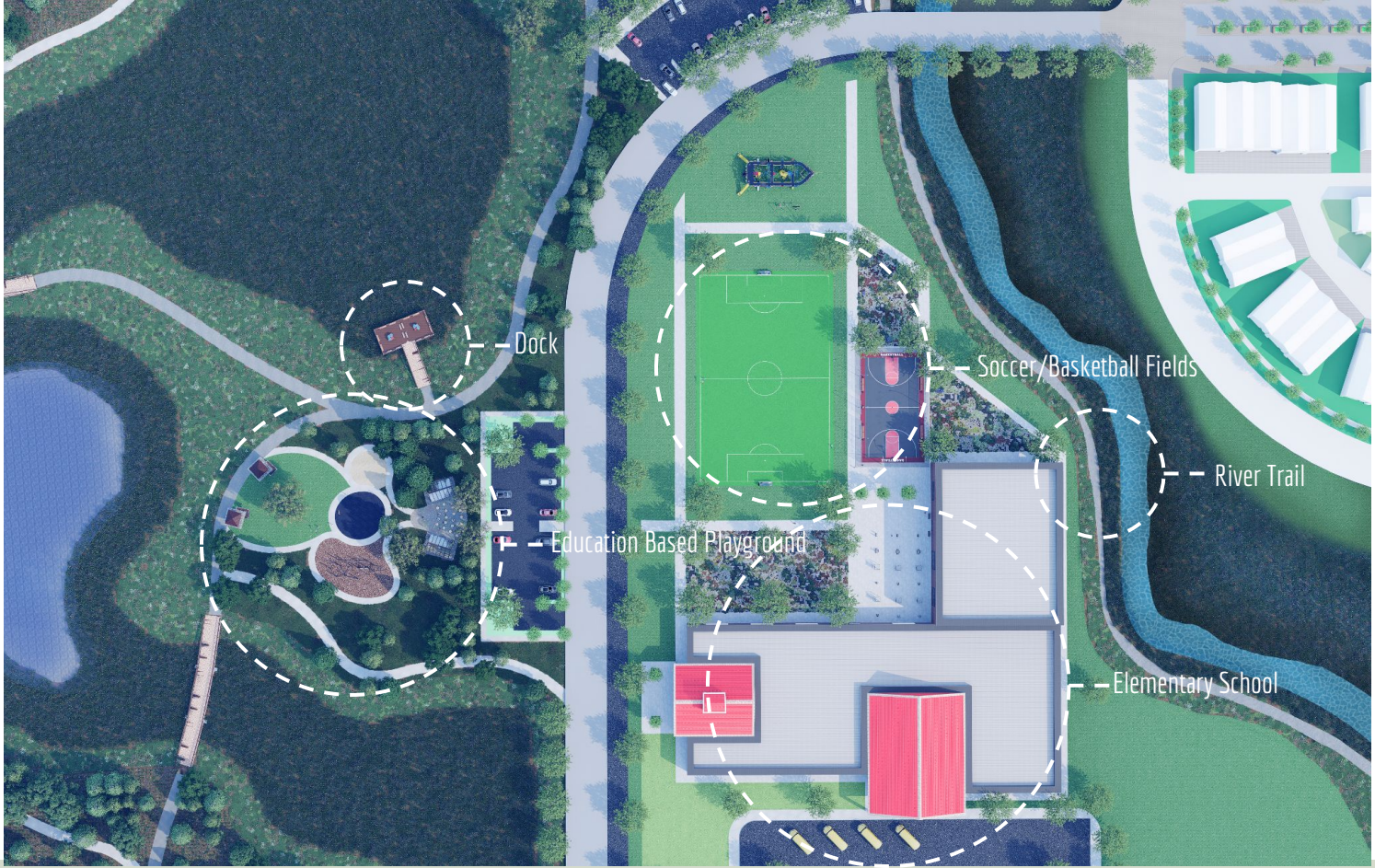
Main Loop Trail

Secondary Trail Network

Tertiary Trail Network

Trails

SOCIAL CORE
NATURE RECREATION
EDUCATIONAL HUB
PHASE 8

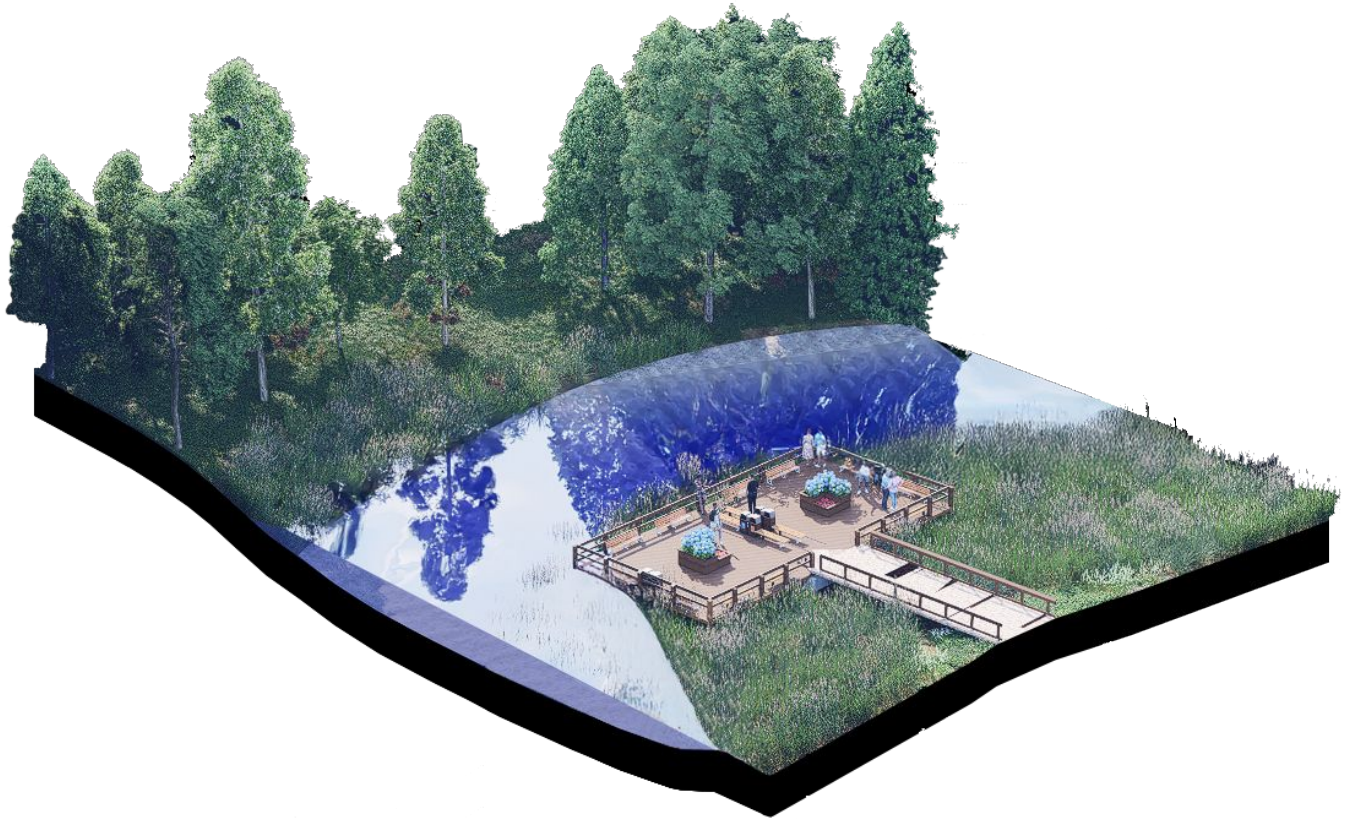


THE SCHOOL - EDUCATIONAL HUB

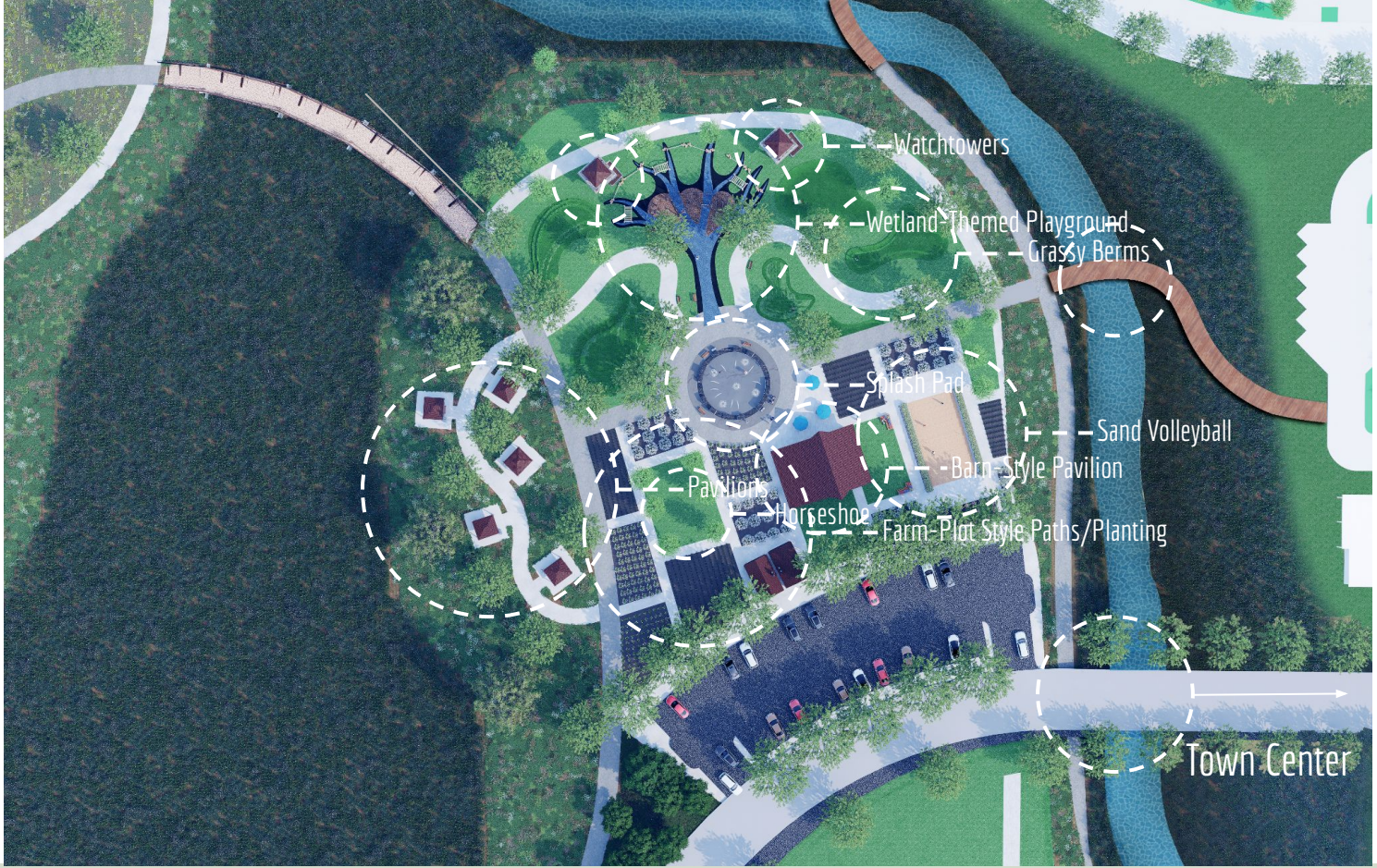
Fossil Playground
Physics Playground
Nature Playground

3D CUT OUT

THE CANYON - NATURE RECREATION

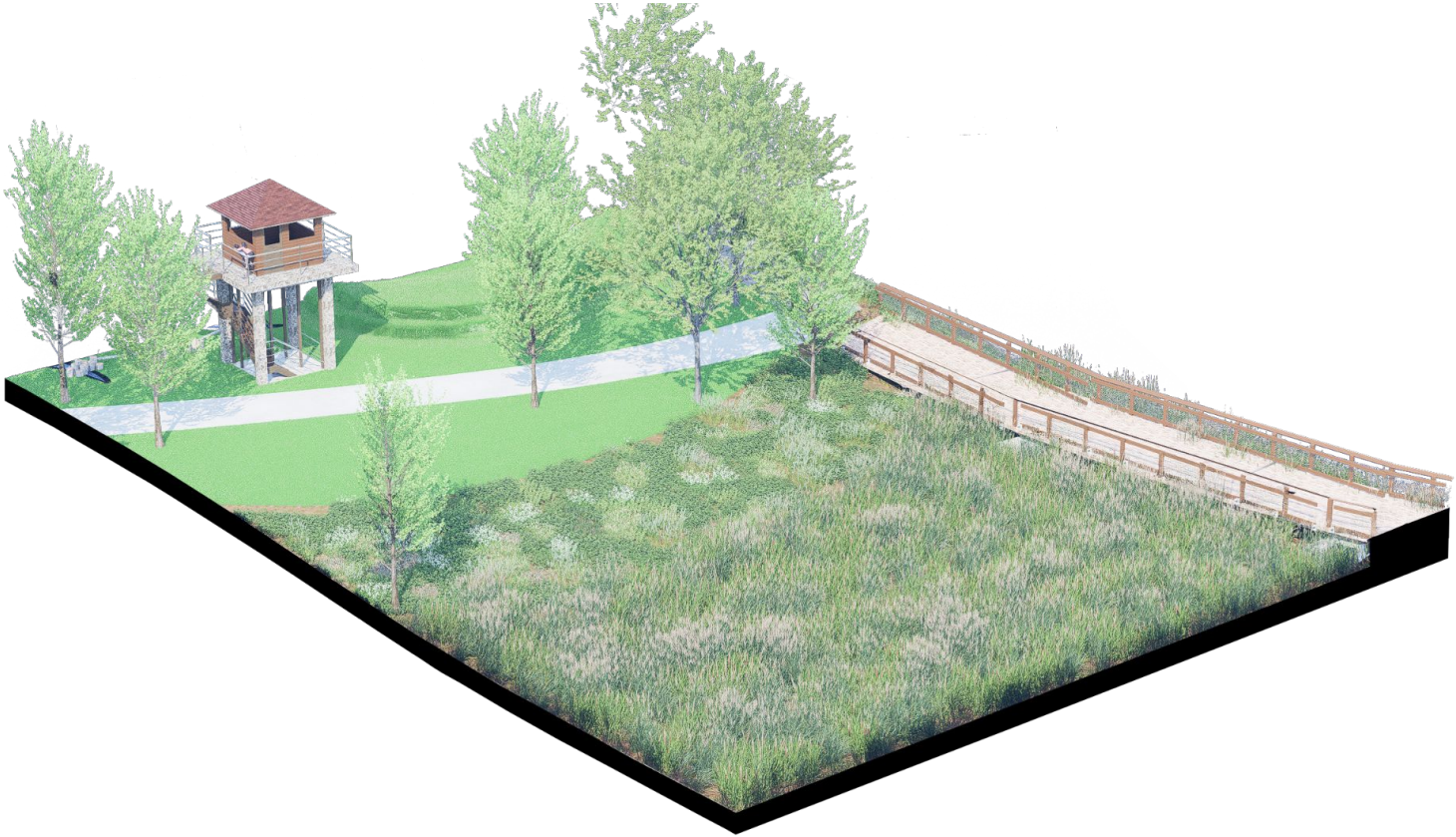


3D CUT OUT



THE ISLAND - SOCIAL HUB

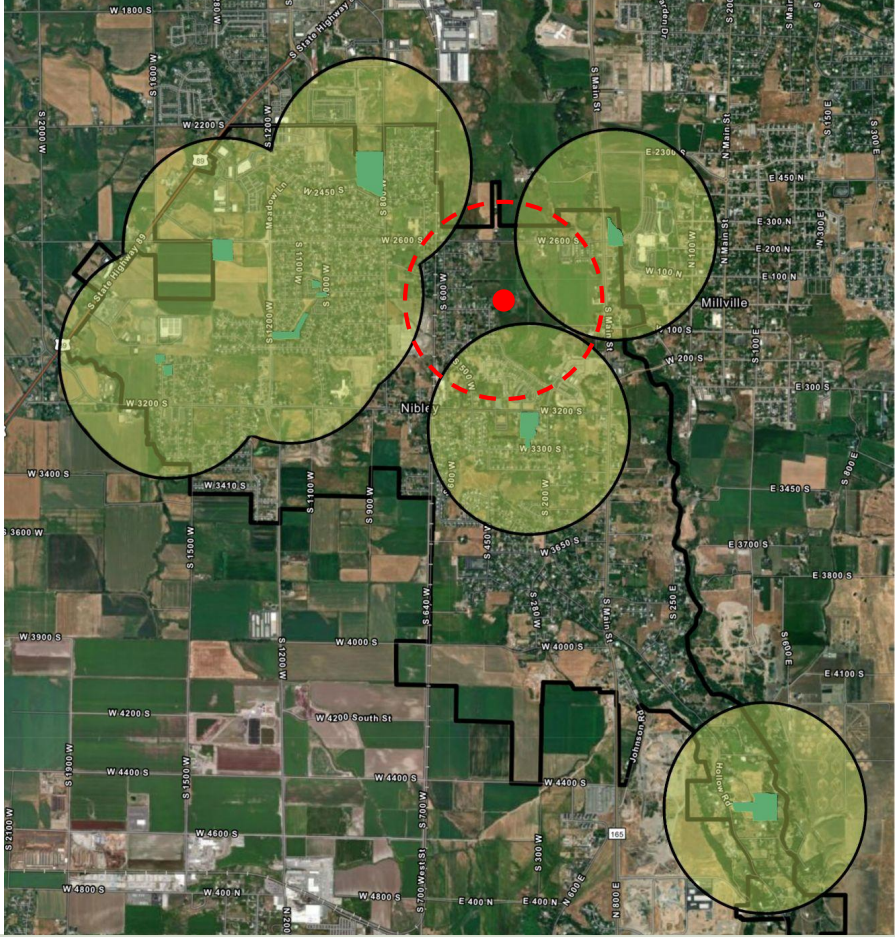
BASKETBALL
BASKETBALL



3D CUT OUT

SOCIAL CORE
NATURE RECREATION
EDUCATIONAL HUB

- The proposed City Center Park falls in an underserved region
- Serves as a connecting point between surrounding parks
- Connected to a larger natural watershed system



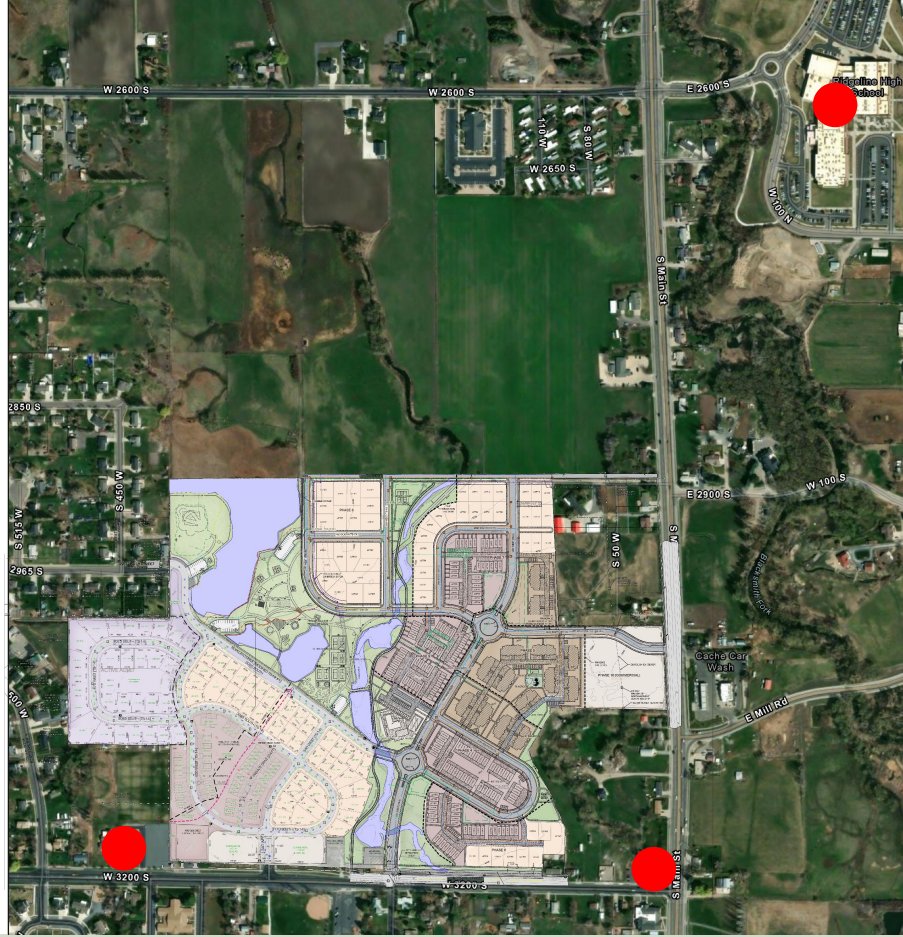
Nibley City Center Park

Ridgeline High School

Ginny’s Pitstop

Nibley City Hall

Nibley City Center Park Phase 1



Nibley City Center Park

Using the framework of the wetlands we determined our study area

Nibley City Center Park

Conceptual Plan: Nibley City Center Park

1. Main Section of the park being the main tie to city center and residential houses in the area

2.Includes a playground, rope swing,picnic tables, pavilion and watchtowers to look out over the park and city center

3.Also includes the river trail that runs along the eastern edge of the park connecting city offices and ridgeline park

3 Main Areas Here

Insert Map Here

Nibley City Center Park Concept Plan

General, Communal, Functional, Conventional, Motional, Social

1. Main Section of the park being the main tie to city center and residential houses in the area. Creates a natural hub where people can socialize or bring their kids after shopping.

2.Includes a playground, rope swing, splash pad, picnic tables, pavilion and watchtowers to look out over the park and city center

3.Also includes the river trail that runs along the eastern edge of the park connecting city offices and ridgeline park

Survey Results Here

Insert Map Here

Nibley City Center Park

Precedent Images

Nibley City Center Park

Educational Based Recreation

1.Largest green space in the available site making it ideal for more spacious amenities and room for people to be more immersed in nature.

2.Includes parking lot and outdoor sports fields for soccer where the community could host team games.

3. Includes Pavilion, outdoor classroom, and educational signs about the land and history of nibley. This space could create learning opportunities for children of nibley and beyond.

Survey Results Here

Insert Map Here

Nibley City Center Park

Educational Based Recreation Precedent Images

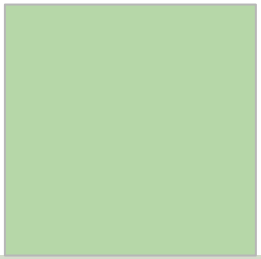
Observational Based Recreation

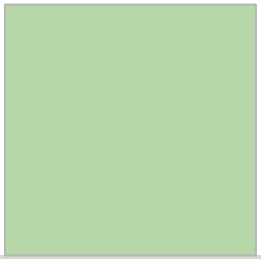
1.Provides nibley with trails to walk along and through the wetland while providing habitat to birds and other animals.

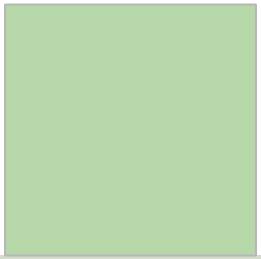
2.Quieter area of the park giving residents a more relaxing experience

3.Includes a large water body that can be used for fishing or ice skating depending on the season

Survey Results Here



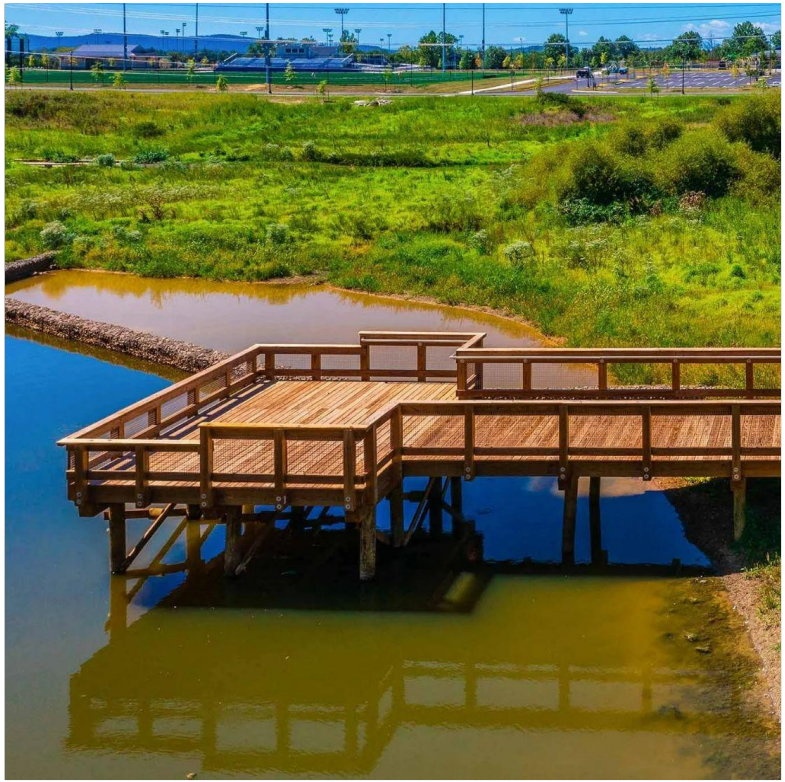




Insert Map Here

Nibley City Section 3A

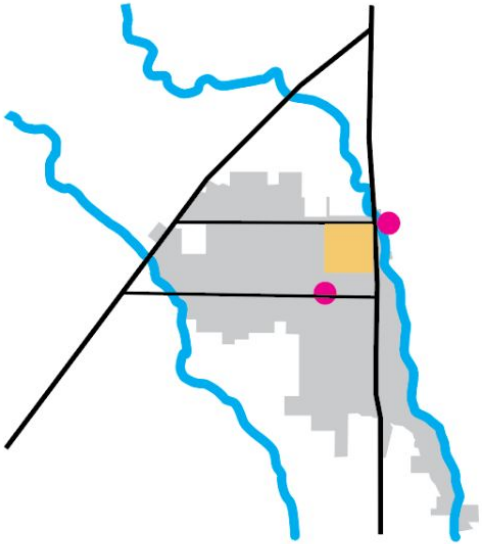
Observational Based Recreation Precedent Images

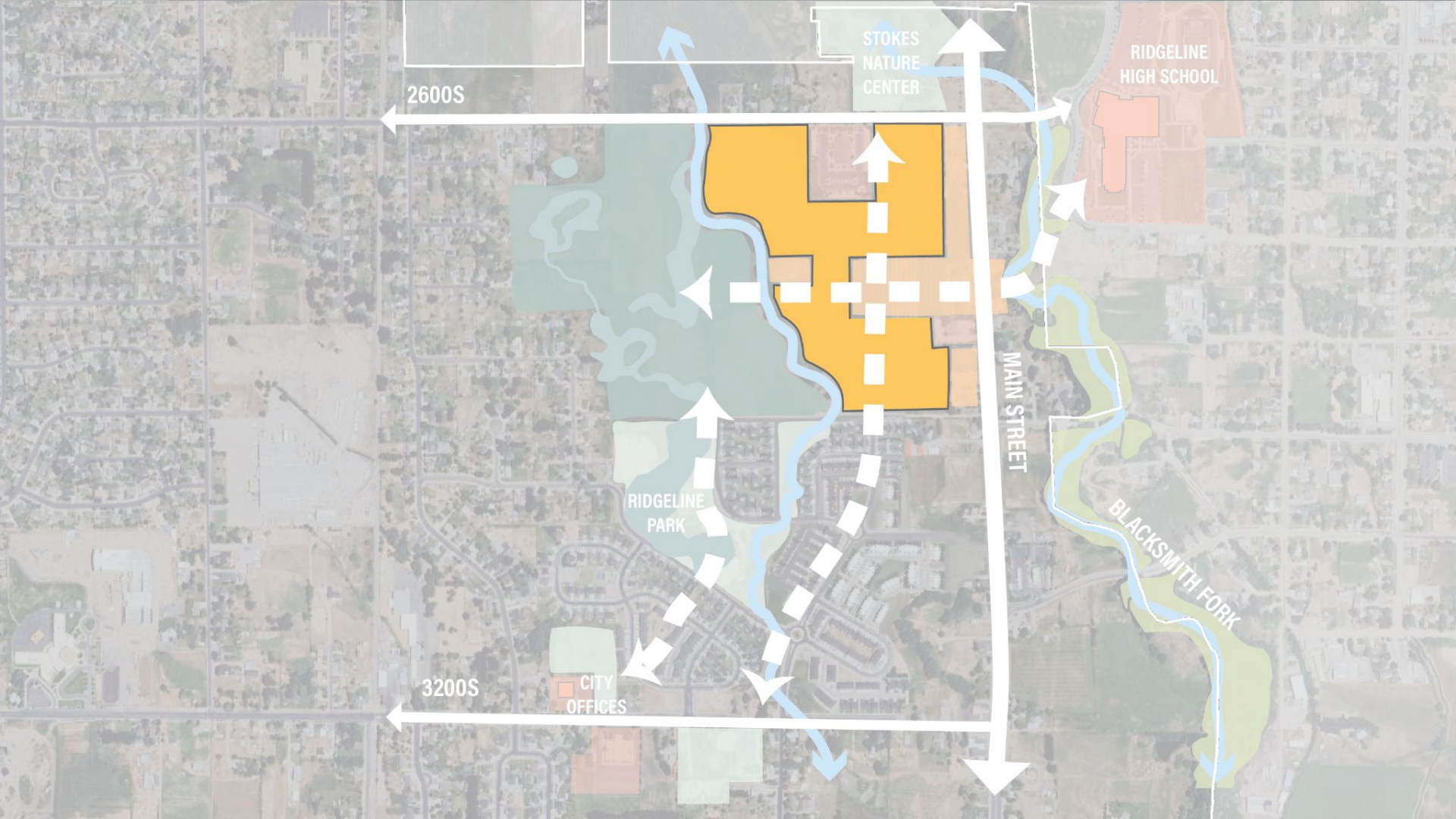


The Nibley City Center Park Vision

The Nibley City Center Park Vision

Complete Neighborhood



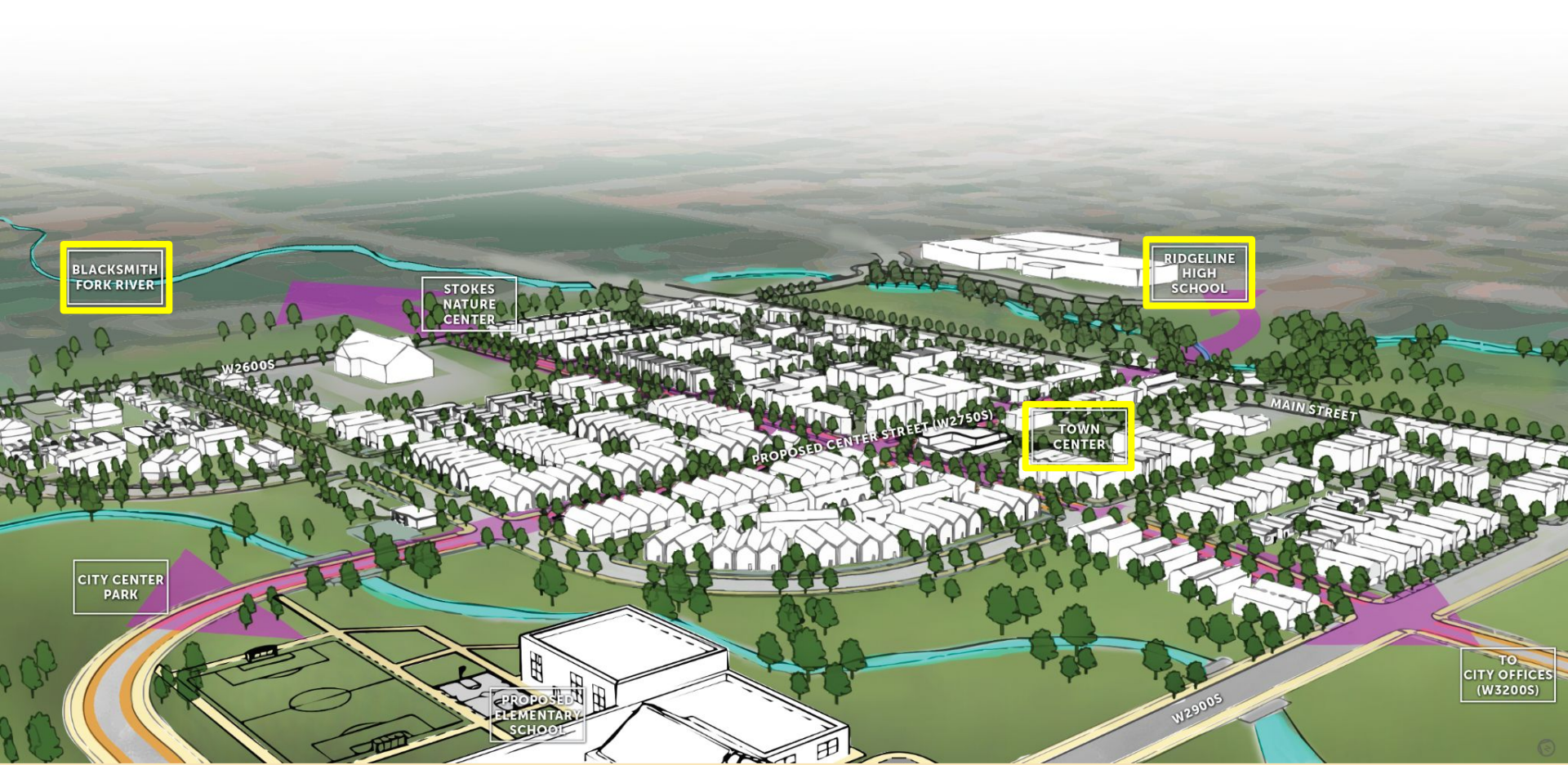

STOKES
NATURE
CENTER
RIDGELINE
HIGH SCHOOL
2600S
MAIN STREET
RIDGELINE
PARK
BLACKSMITH FORK
3200S
CITY
OFFICES

Complete Neighborhood

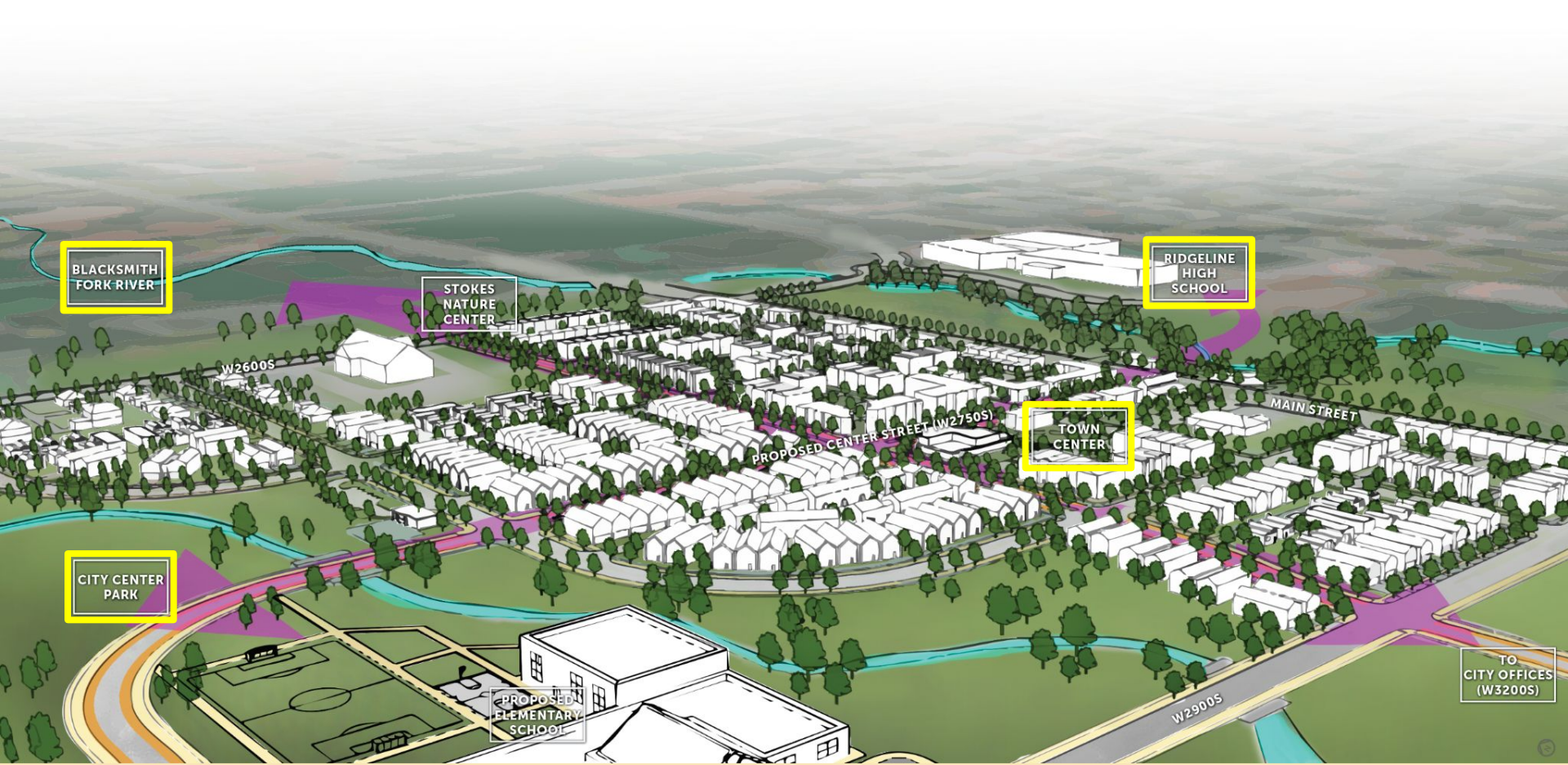
Confluence of Assets

Confluence of Assets

Confluence of Assets



Confluence of Assets



Confluence of Assets

Confluence of Assets

Confluence of Assets

Confluence of Assets

Question:

"When thinking about the picture(s) which of the following factors were important in deciding which would make a good addition to your neighborhood (within a five minute walk from your house)?"

	Influenced me positively	*Influenced me negatively*	*Had no influence*
It appeared to be a single family house.	81%	6%	14%
It appeared to be a small multi-family house.	40%	37%	23%
It had a less prominent garage/parking.	30%	17%	53%
It was a large multi-family development.	15%	67%	18%

Source: The Utah Foundation Middle Housing Survey

Utah's Middle Housing Preference

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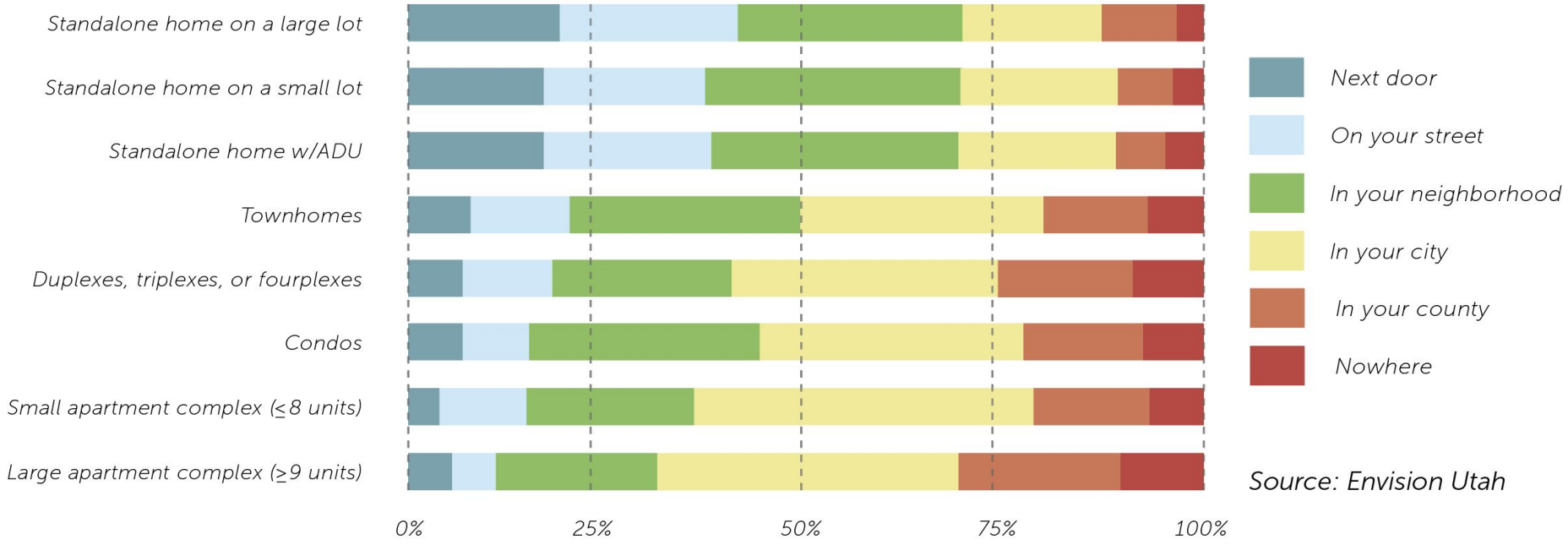
Utah's Middle Housing Preference

Question:

"For each type of home, please select the closest acceptable distance you would build that type of home."



Source: Envision Utah

Utah's Middle Housing Preference

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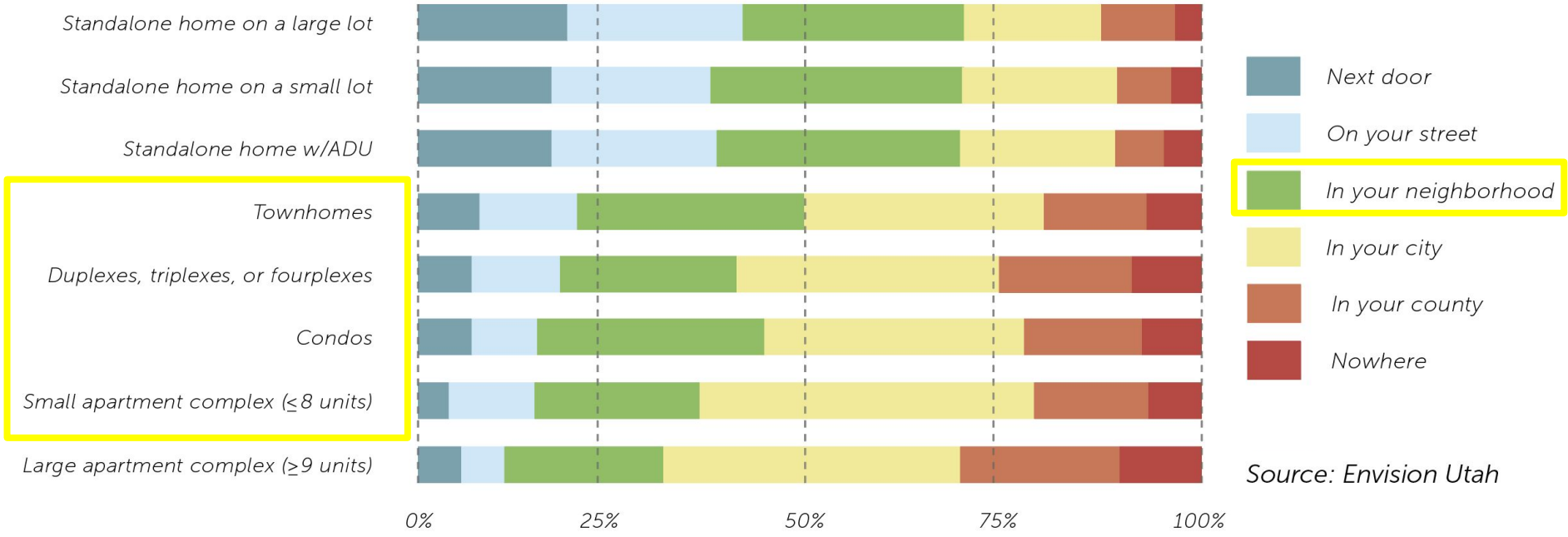
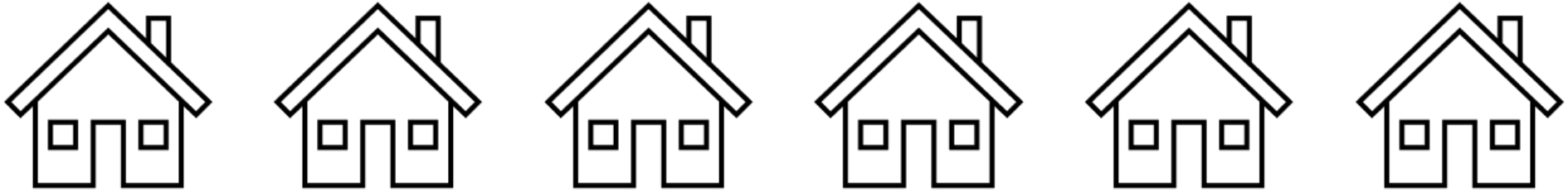
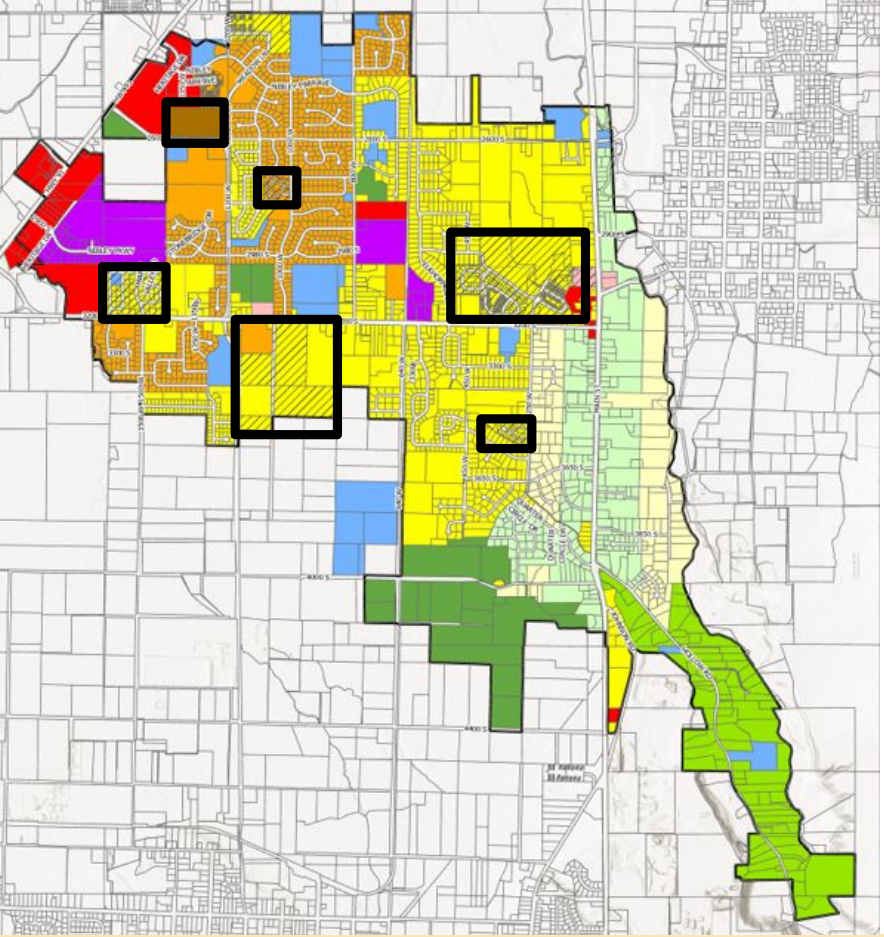


Utah's Middle Housing Preference



Lot sizes, lot widths,
setbacks, and parking
requirements are too large

Current Code Conditions



Multi-family housing is only permitted in a very small area

Current Code Conditions

Form-Based Code

- Single Family
- Cottage Court
- Duplex
- Townhouse
- Live-Work
- Multiplex

+

- Lot Size
- Building Size
- Setbacks

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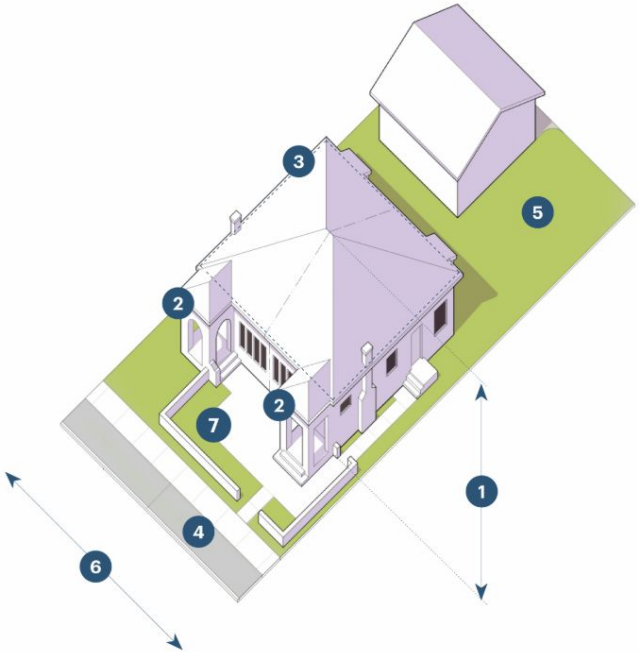
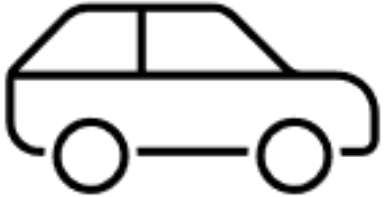


Planning for the Future

Common Open Space

Landscaping

Vehicle Access and Parking



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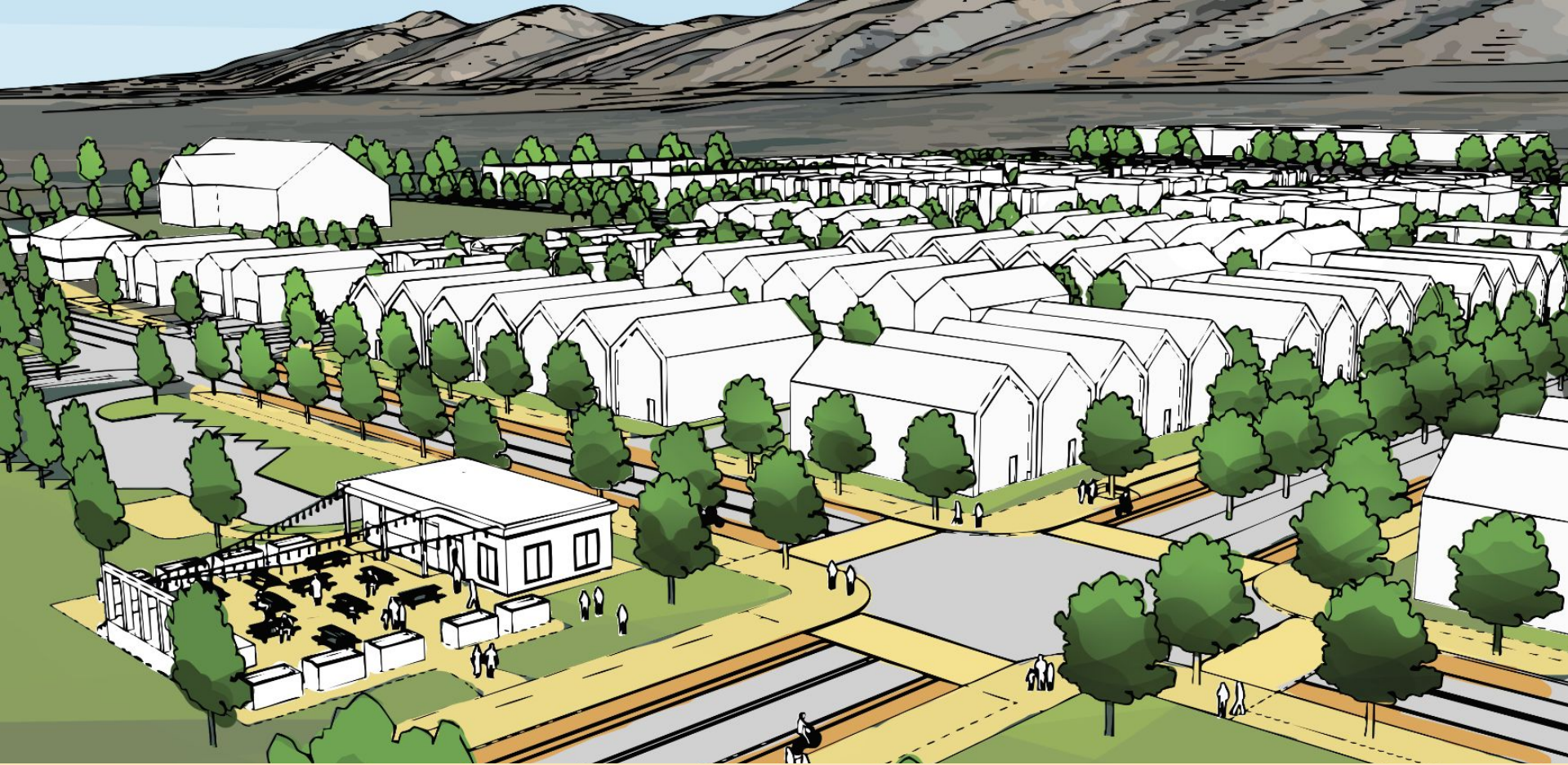
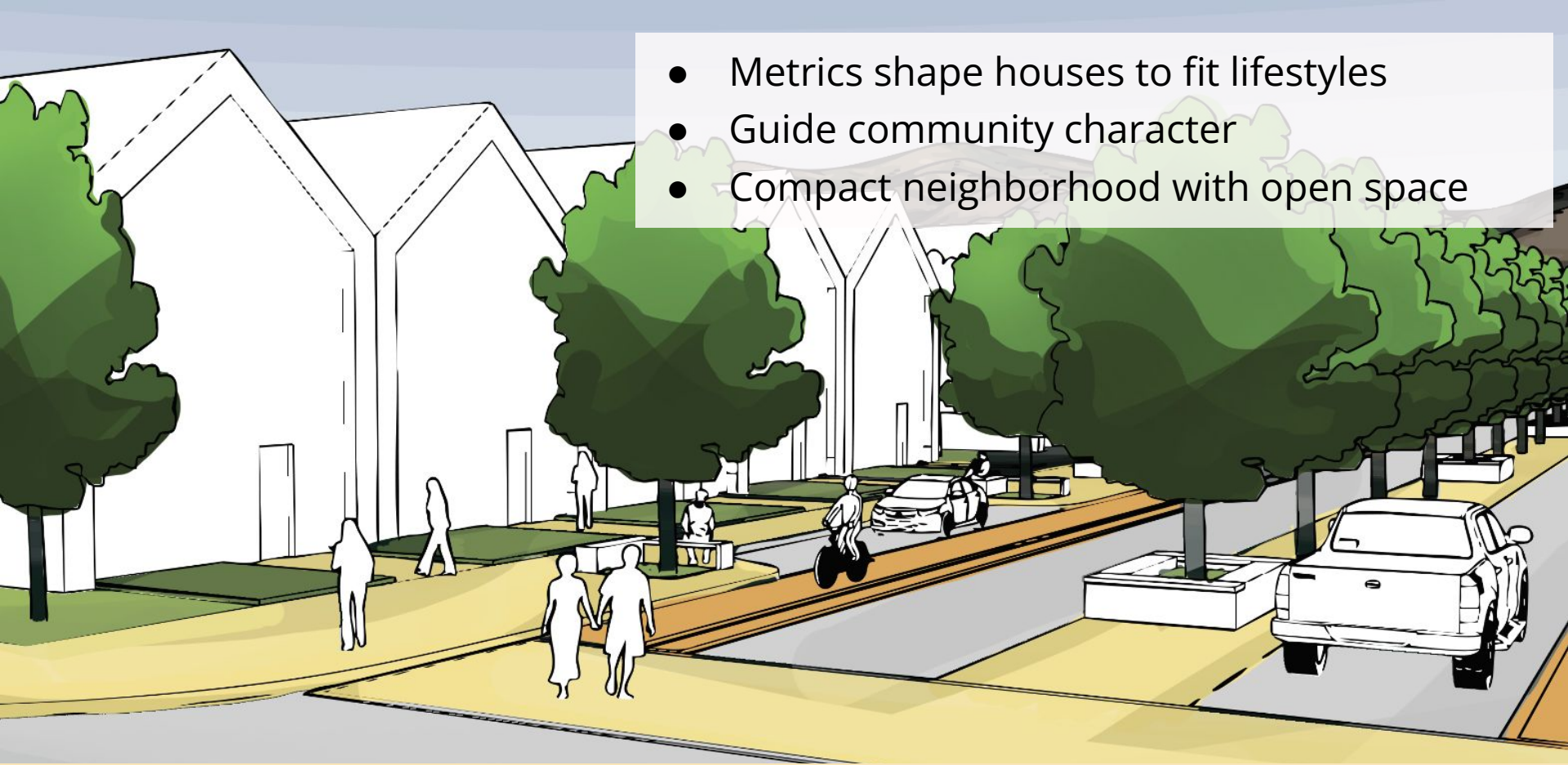


Function Follows Form

- Commercial and residential uses coexist
- Uses fit within spatial restrictions
- Promotes local businesses

Function Follows Form

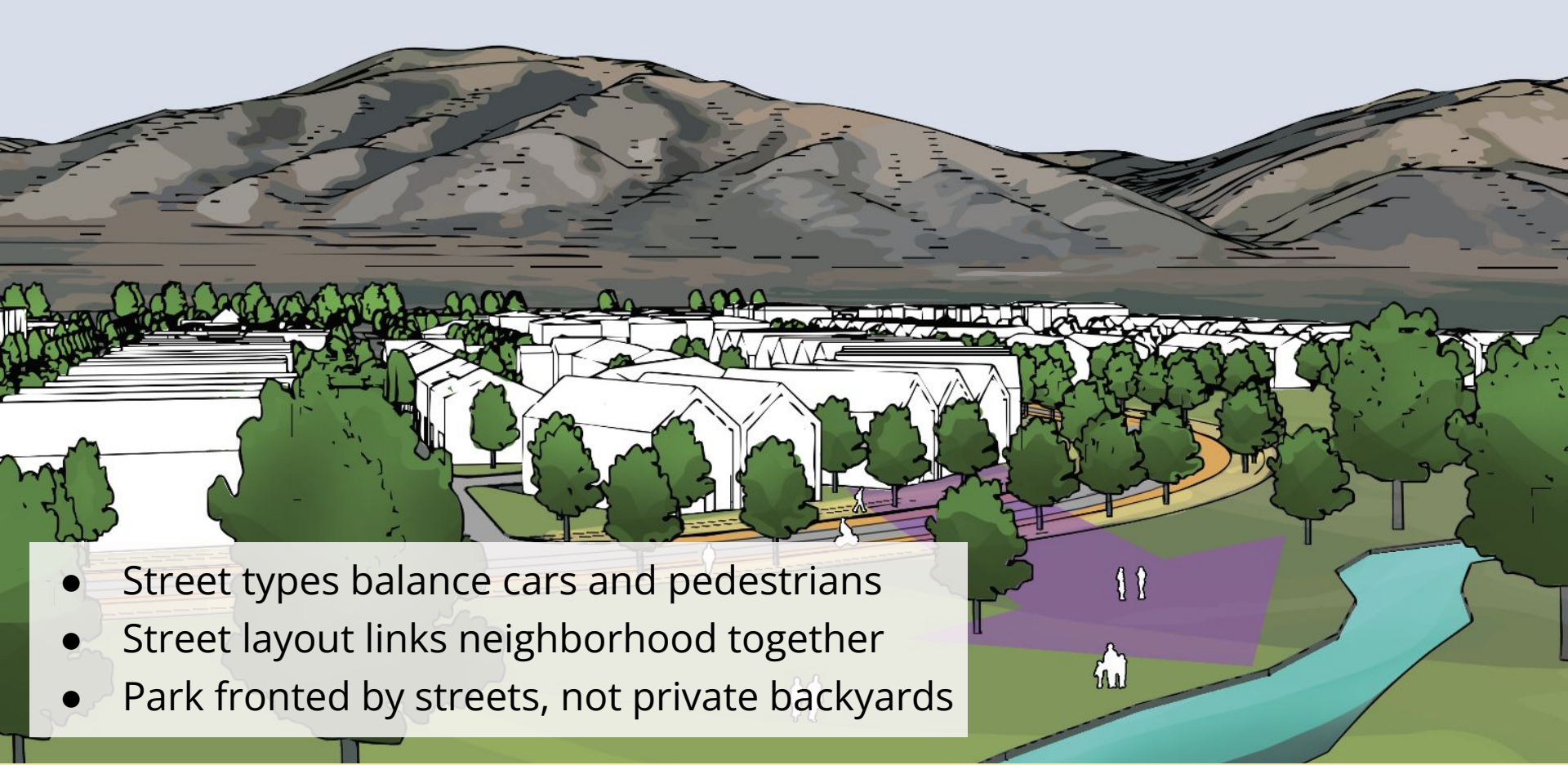
Articulating a Vision



- Metrics shape houses to fit lifestyles
- Guide community character
- Compact neighborhood with open space

Articulating a Vision

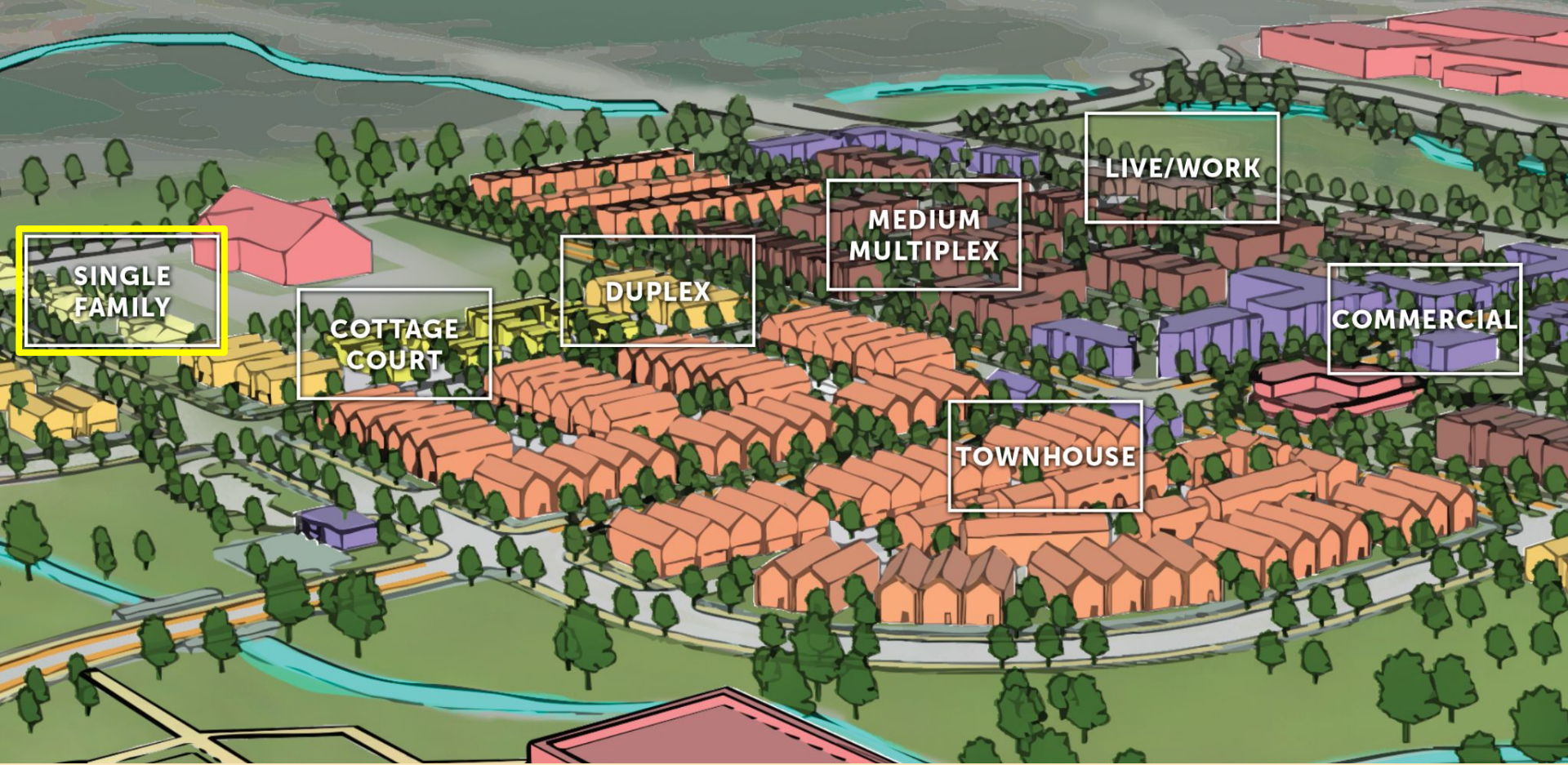
Neighborhood Connections



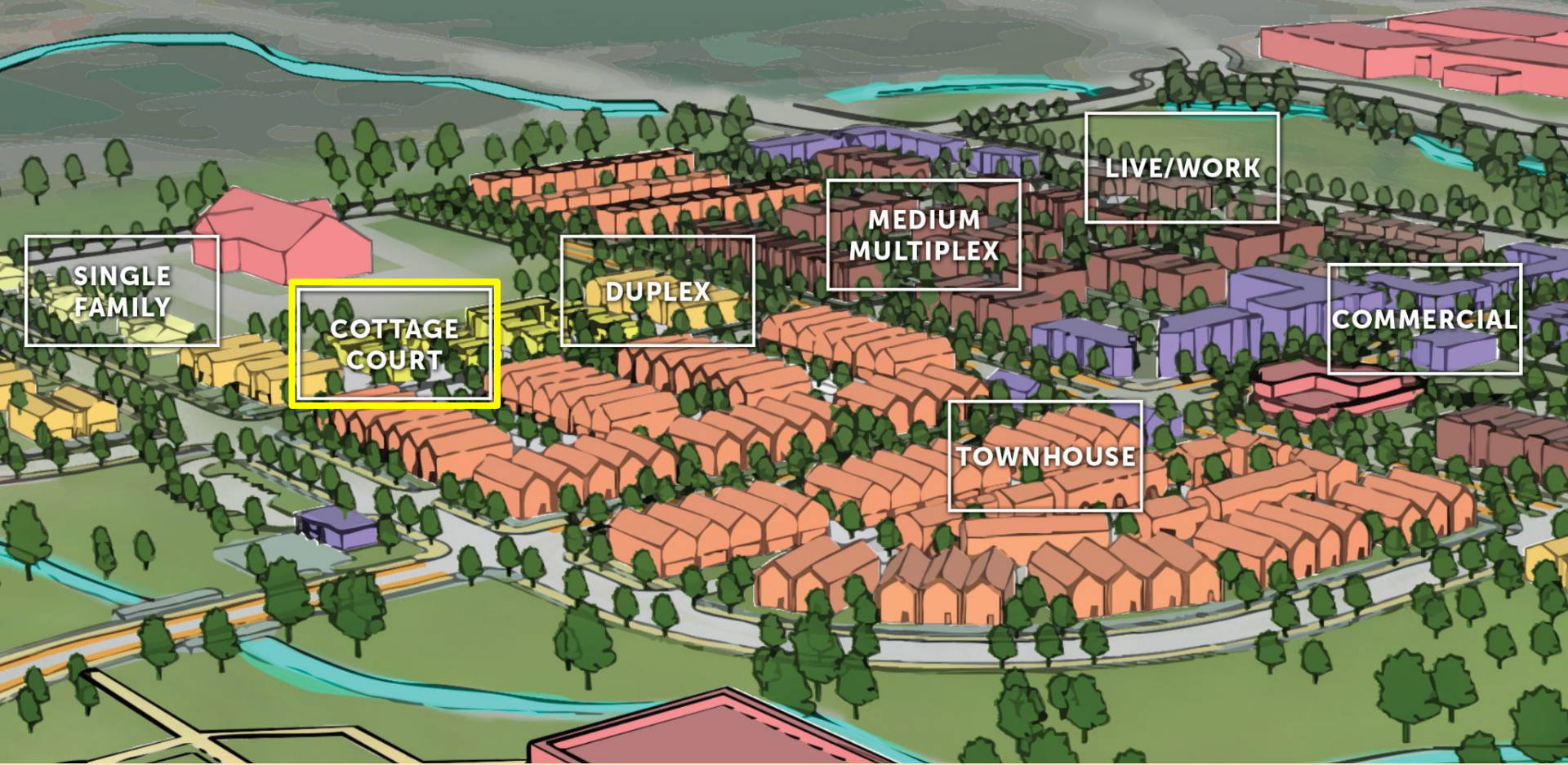
Neighborhood Connections

- Height gradient that is tallest at the center
- Perceived density focuses on feel over numbers
- Arrange housing types to lower perceived density

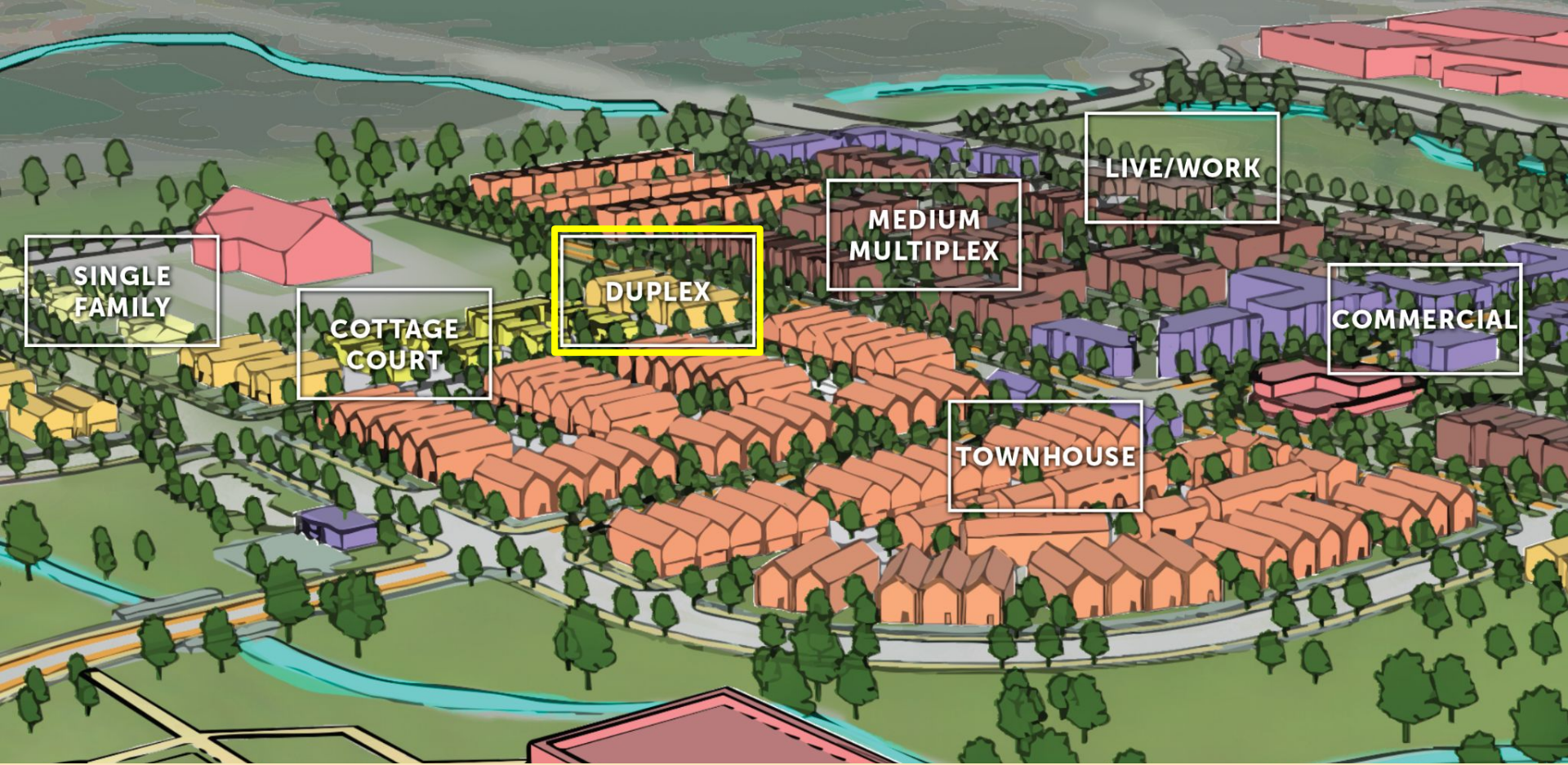
Cohesive Scale



Cohesive Scale



Cohesive Scale



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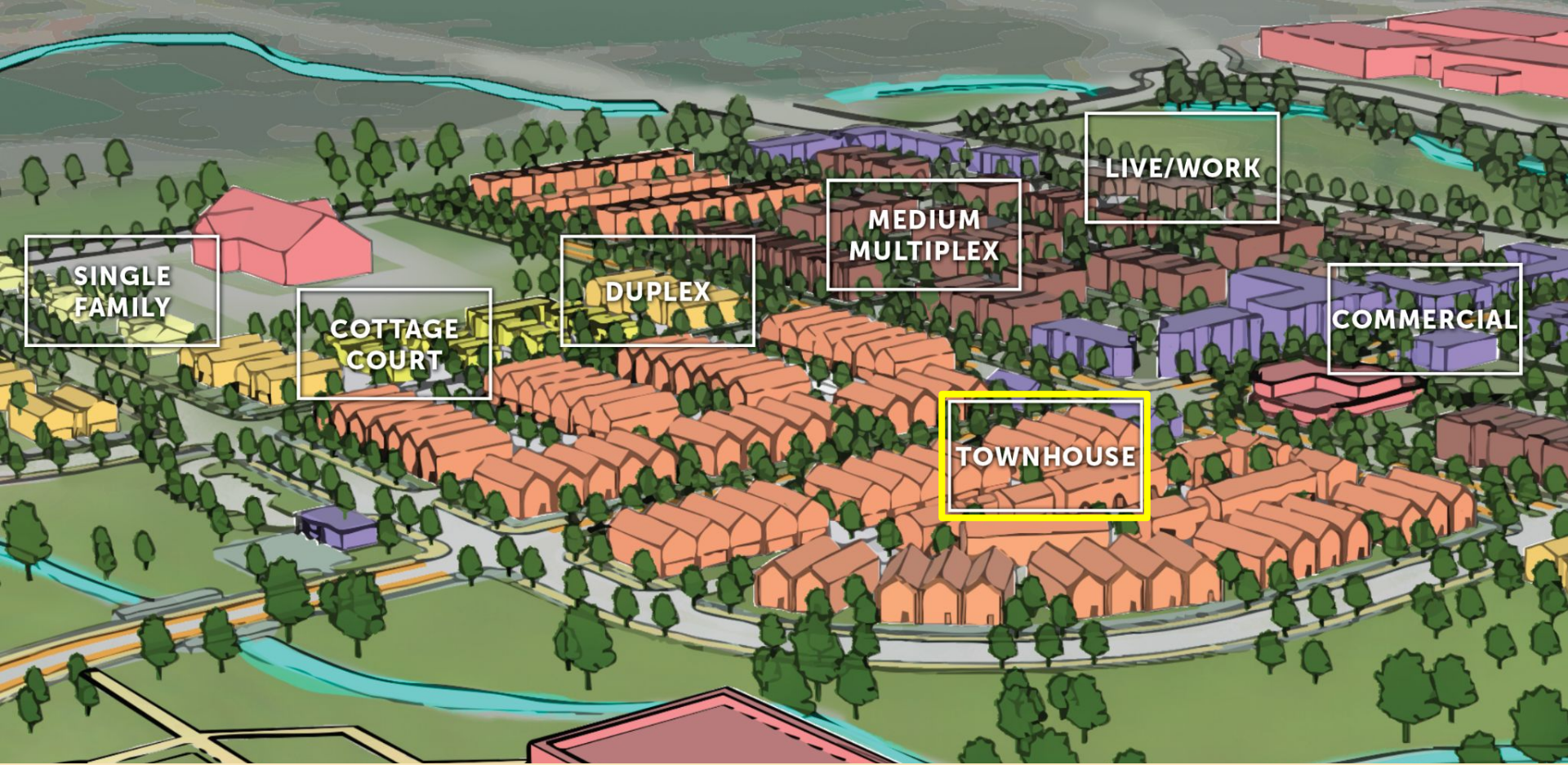

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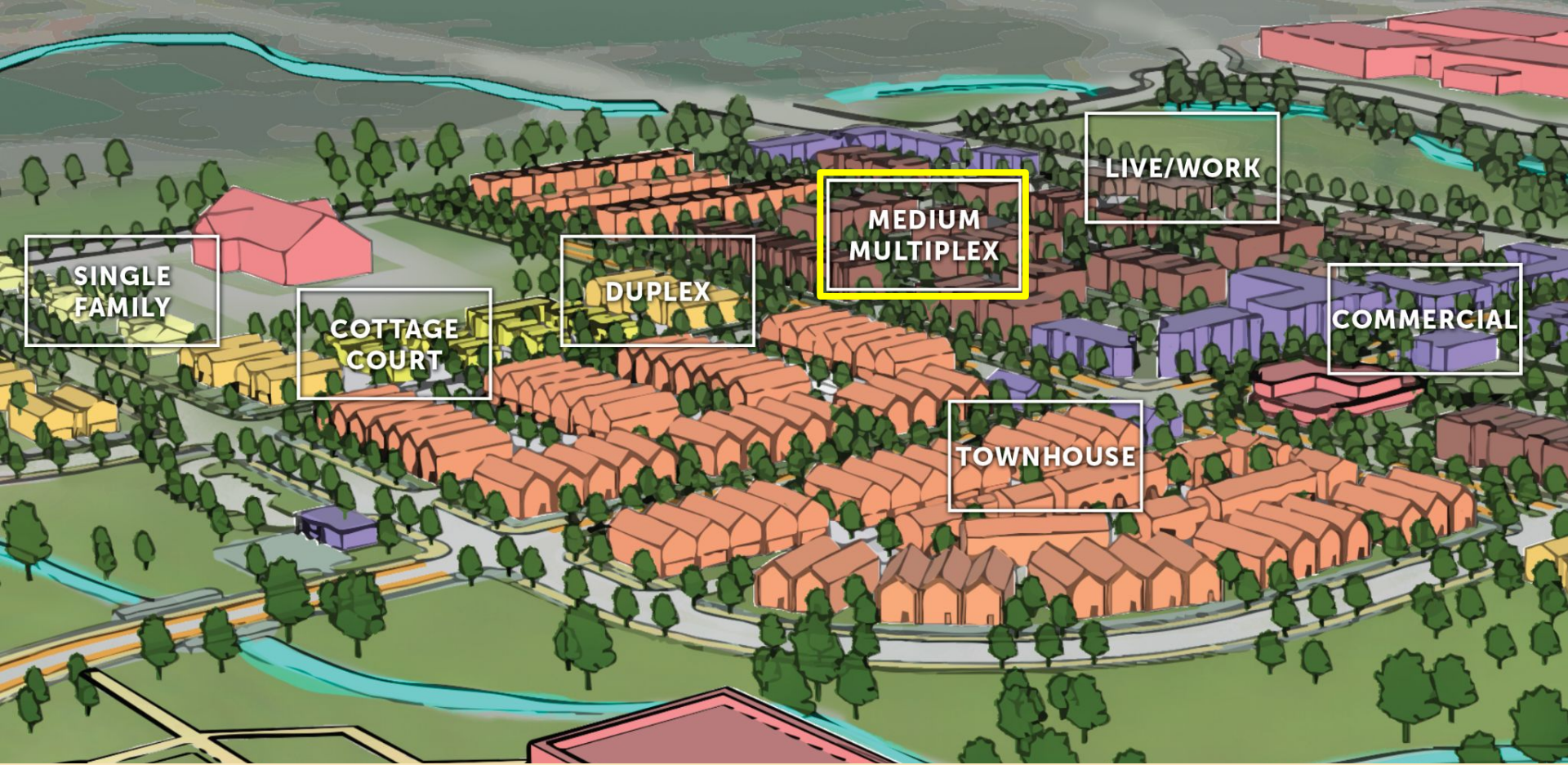
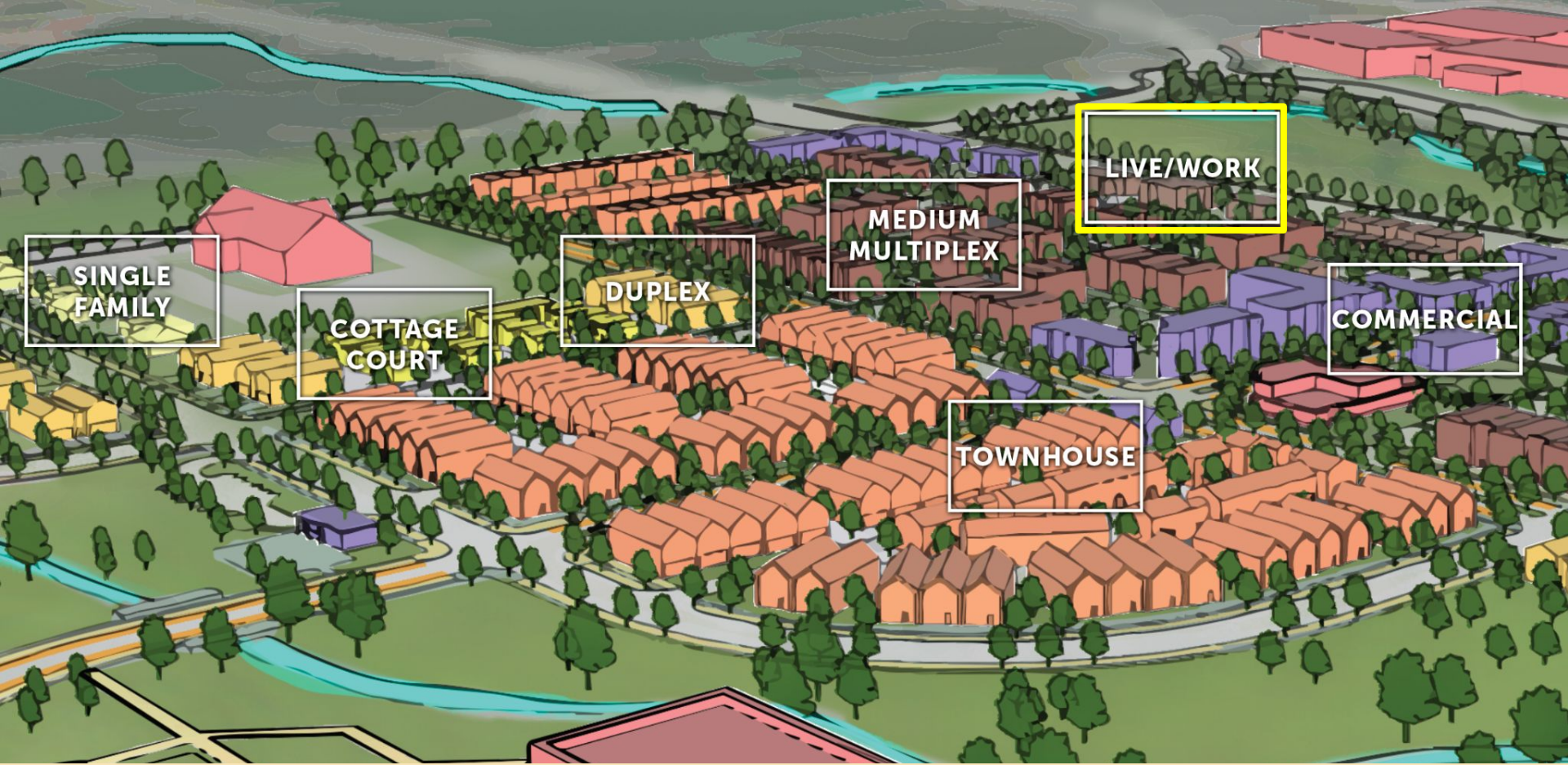
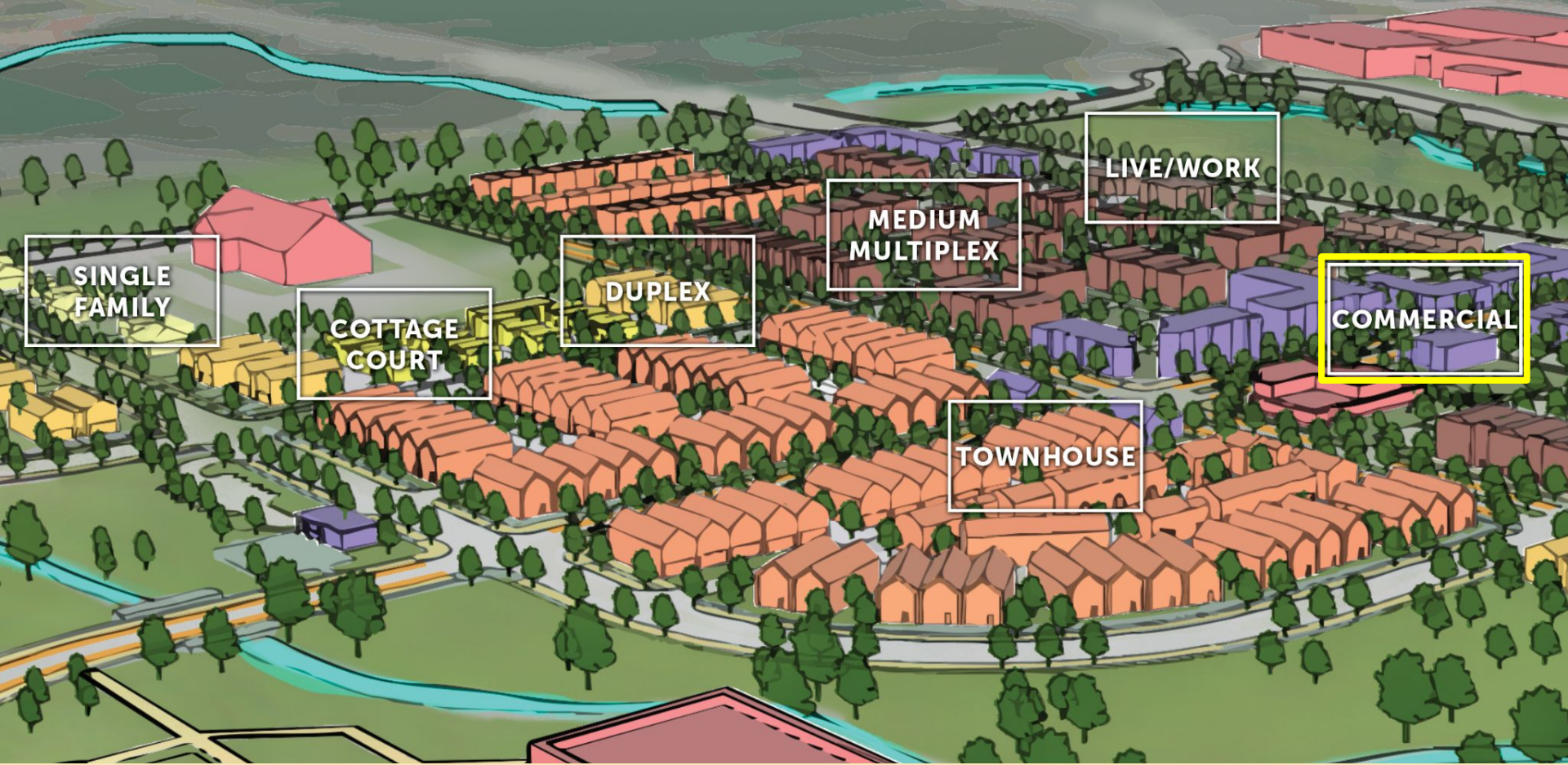


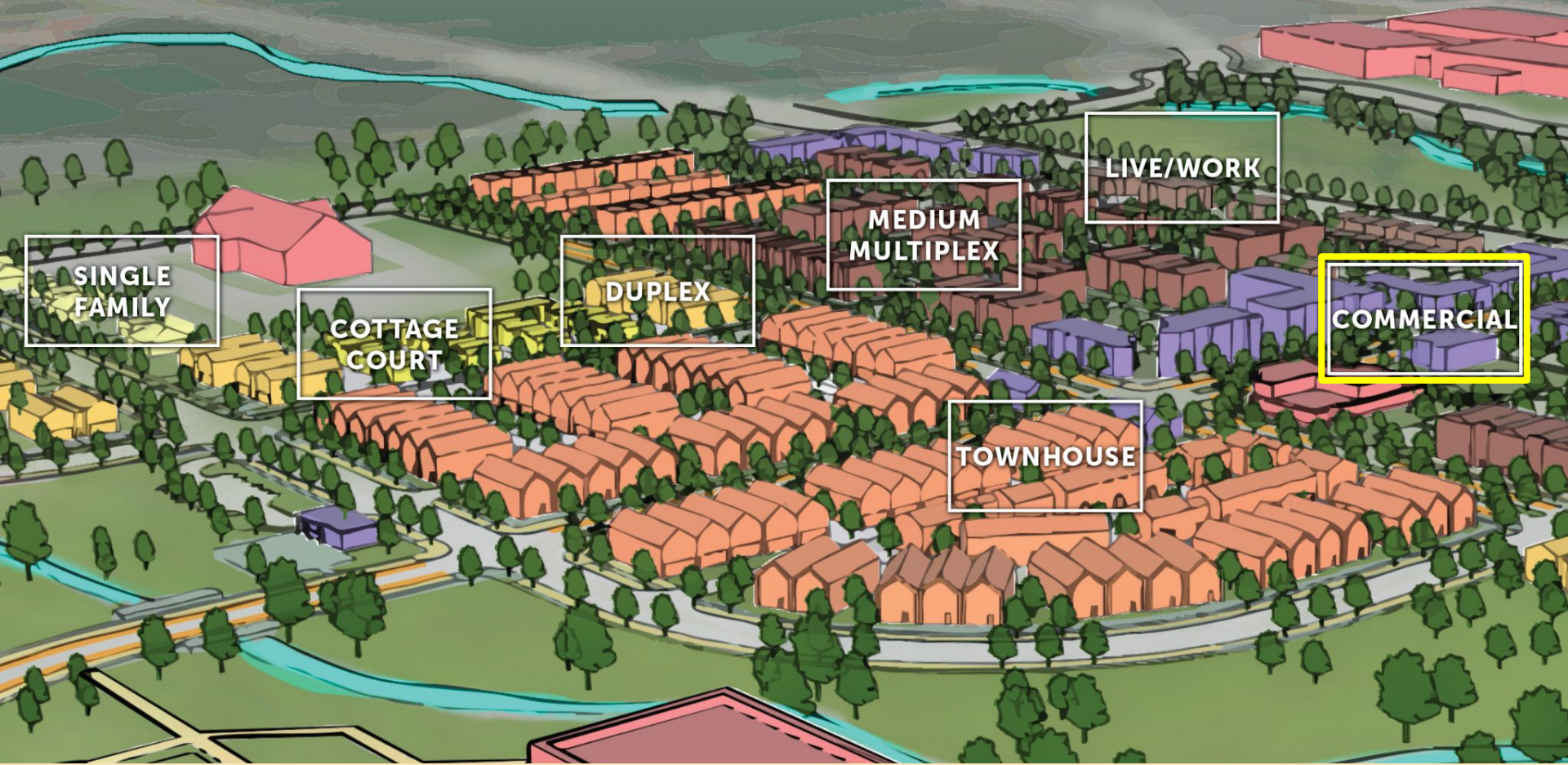
Cohesive Scale



Cohesive Scale



Cohesive Scale

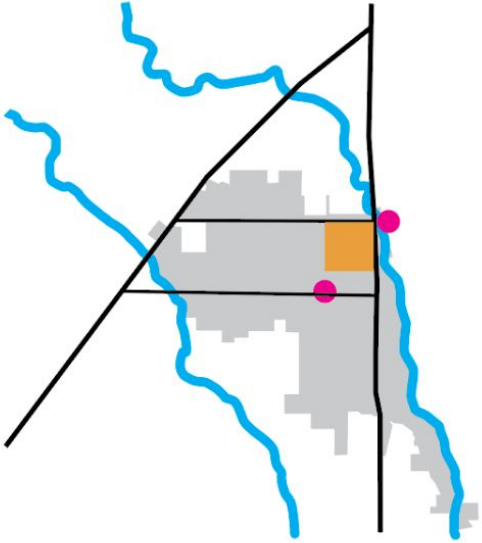


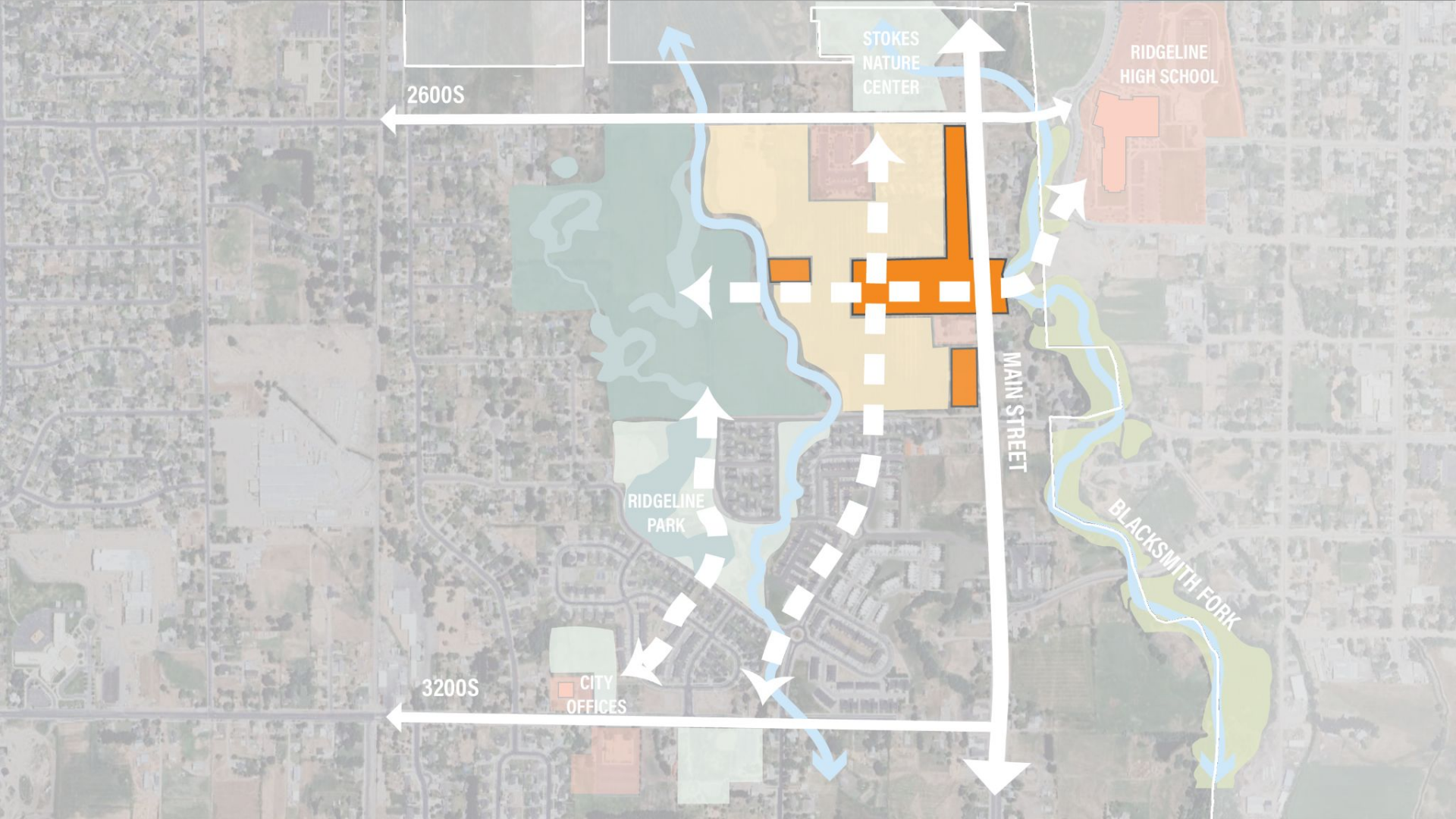
Cohesive Scale

A well-designed public realm can strengthen community life, enhance access to nature, and guide future growth.

Masterplan

Town Center




STOKES
NATURE
CENTER
RIDGELINE
HIGH SCHOOL
2600S
MAIN STREET
RIDGELINE
PARK
BLACKSMITH FORK
3200S
CITY
OFFICES

What makes a successful town center at the heart
of a rural, growing community?

Town Center

1

Identity

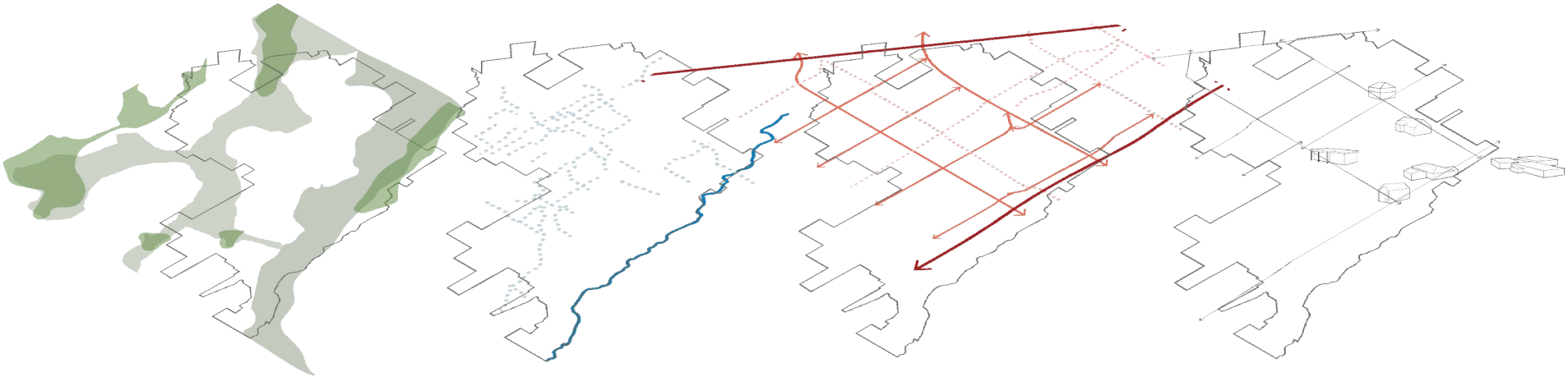
2

Connection

3

Variety

Town Center



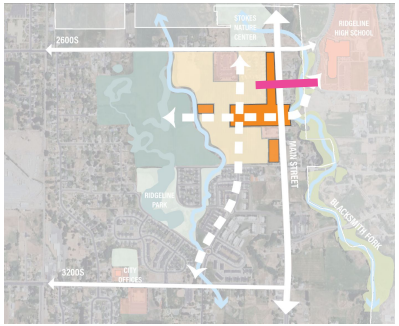
Natural Systems

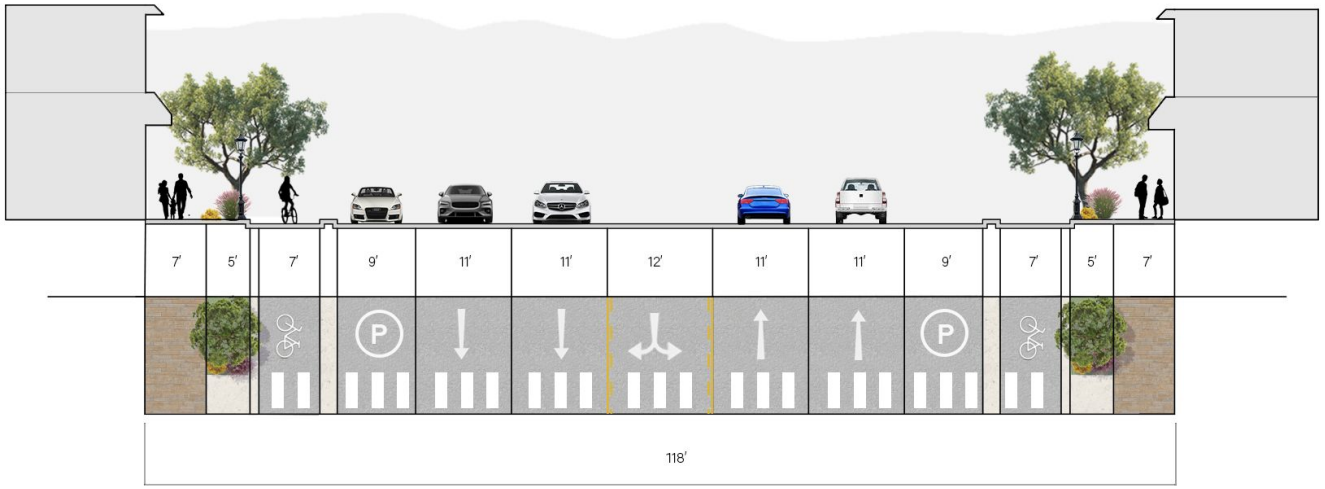
Blacksmith Fork

Traffic Patterns

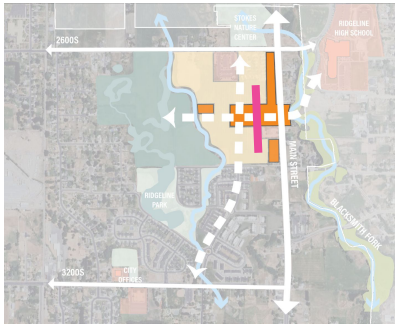
Adjacent Amenities

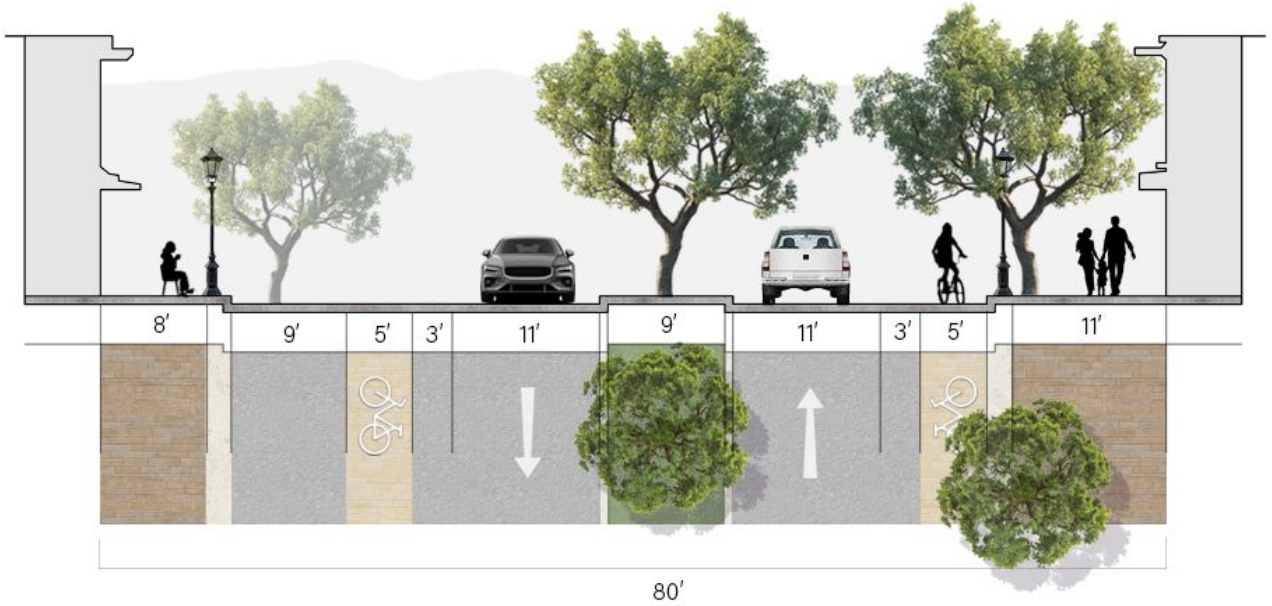
Identified Assets in Nibley


2600S
3200S
MAIN STREET
RIDGELINE HIGH SCHOOL
RIDGELINE PARK
BLACKSMITH FORK

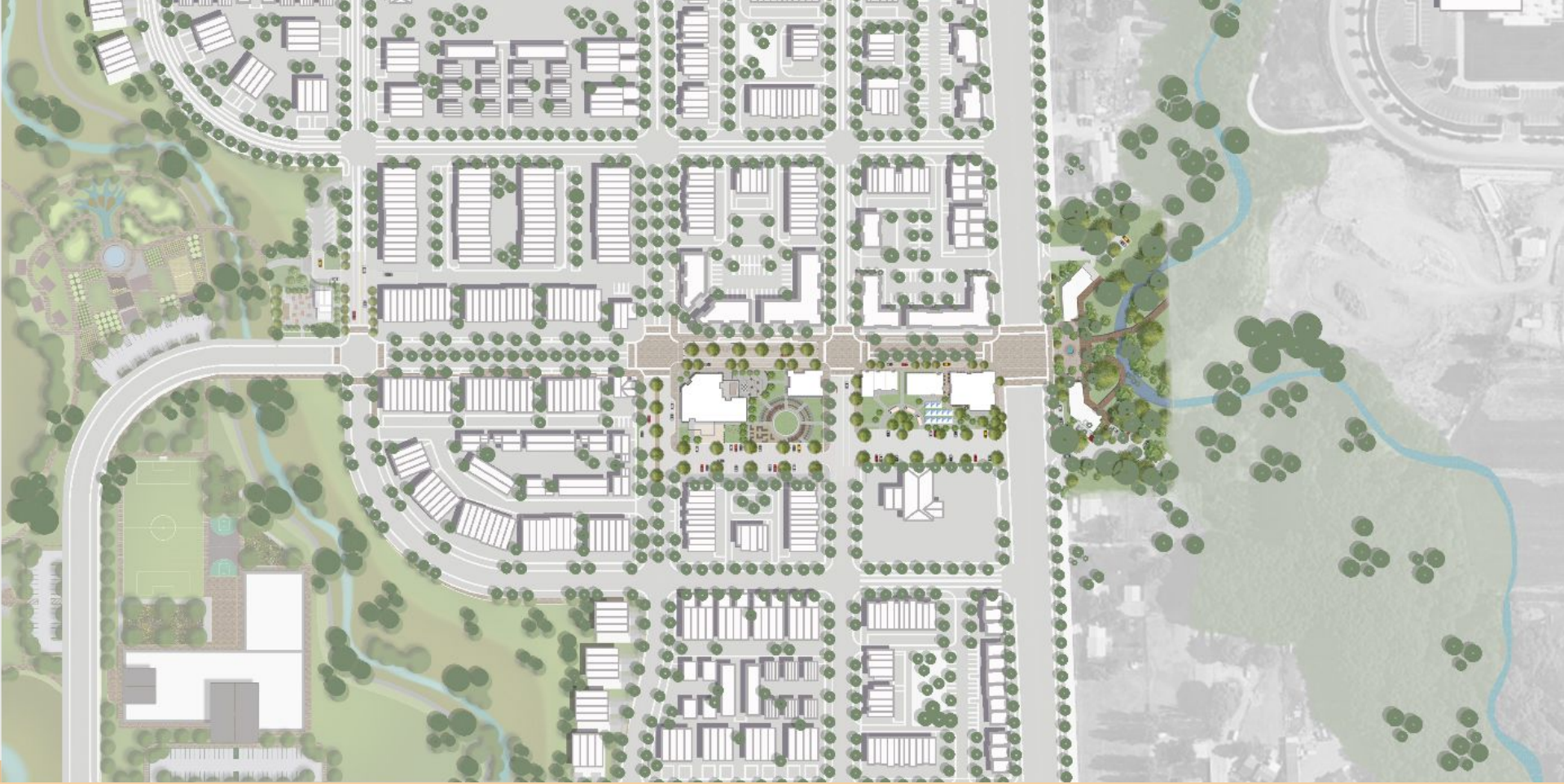

7′
5′
7′
9′
11′
11′
12′
11′
11′
9′
7′
5′
7′
P
P
118′

Main Street





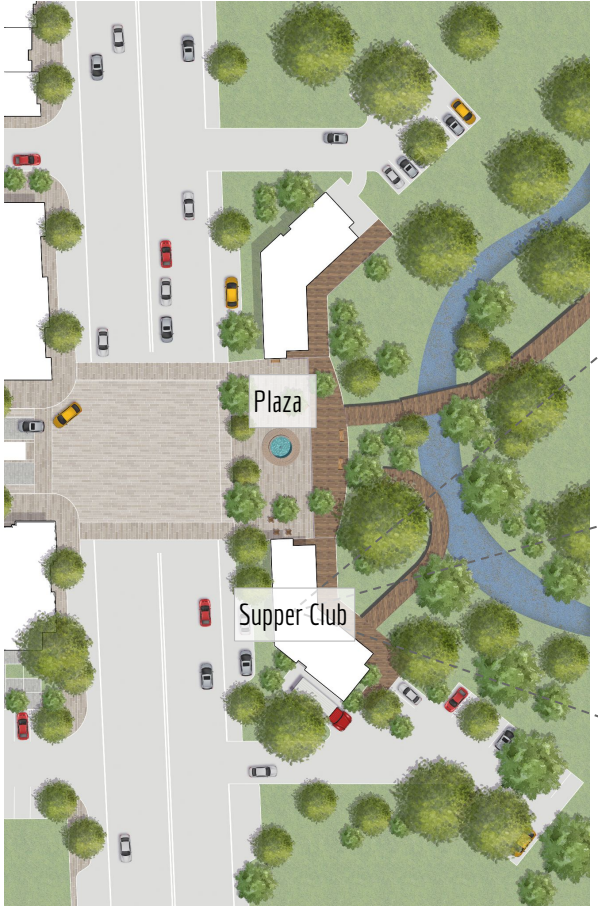
Center Street



Master Plan

Master Plan

Master Plan

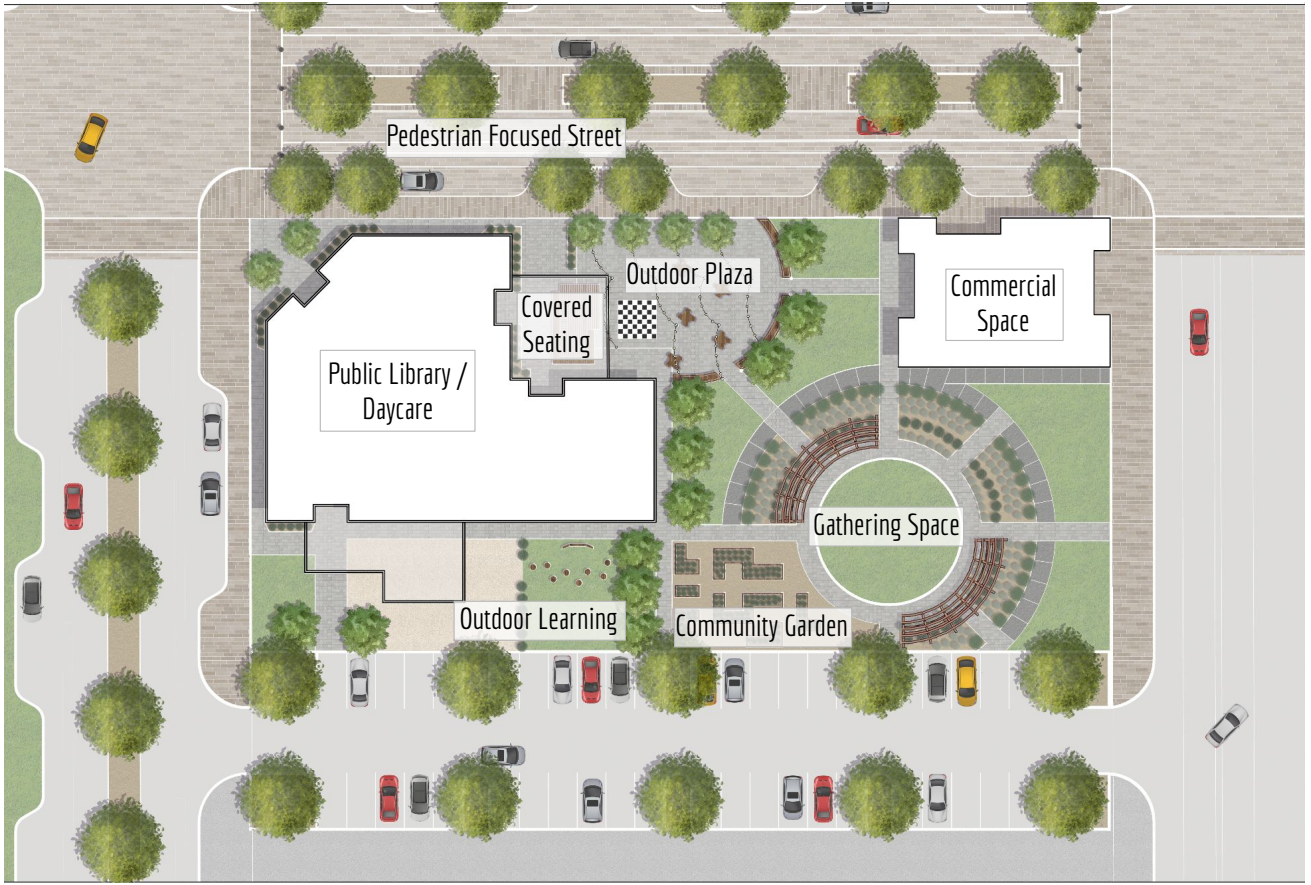


Commercial - Supper Club

Phase 1 - Hay Shed (Emporium)

Hay Shed

Hay Shed + Outdoor Market Space

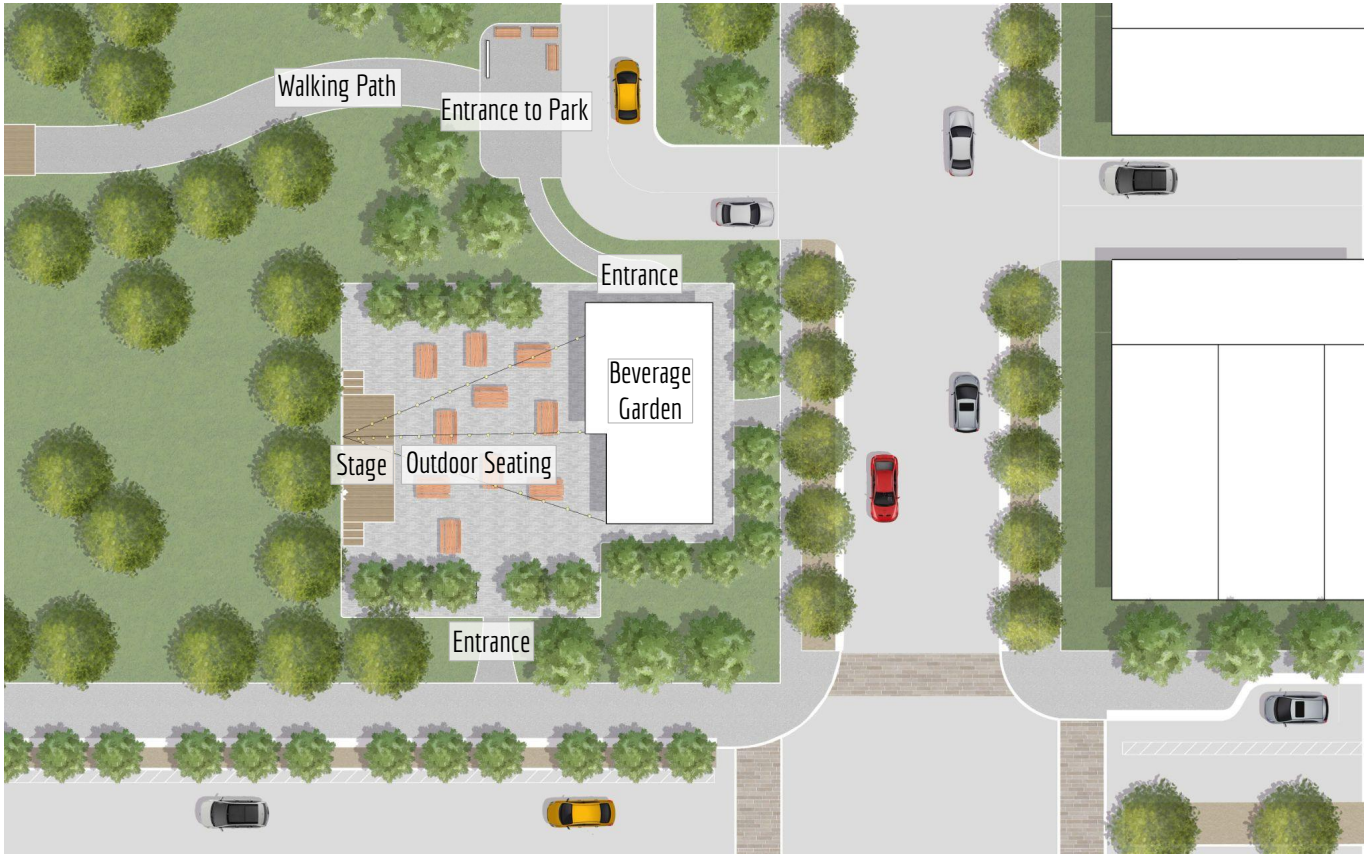


Phase 2 - Library

Phase 2 - Library

Phase 2 - Library

Phase 2 - Library

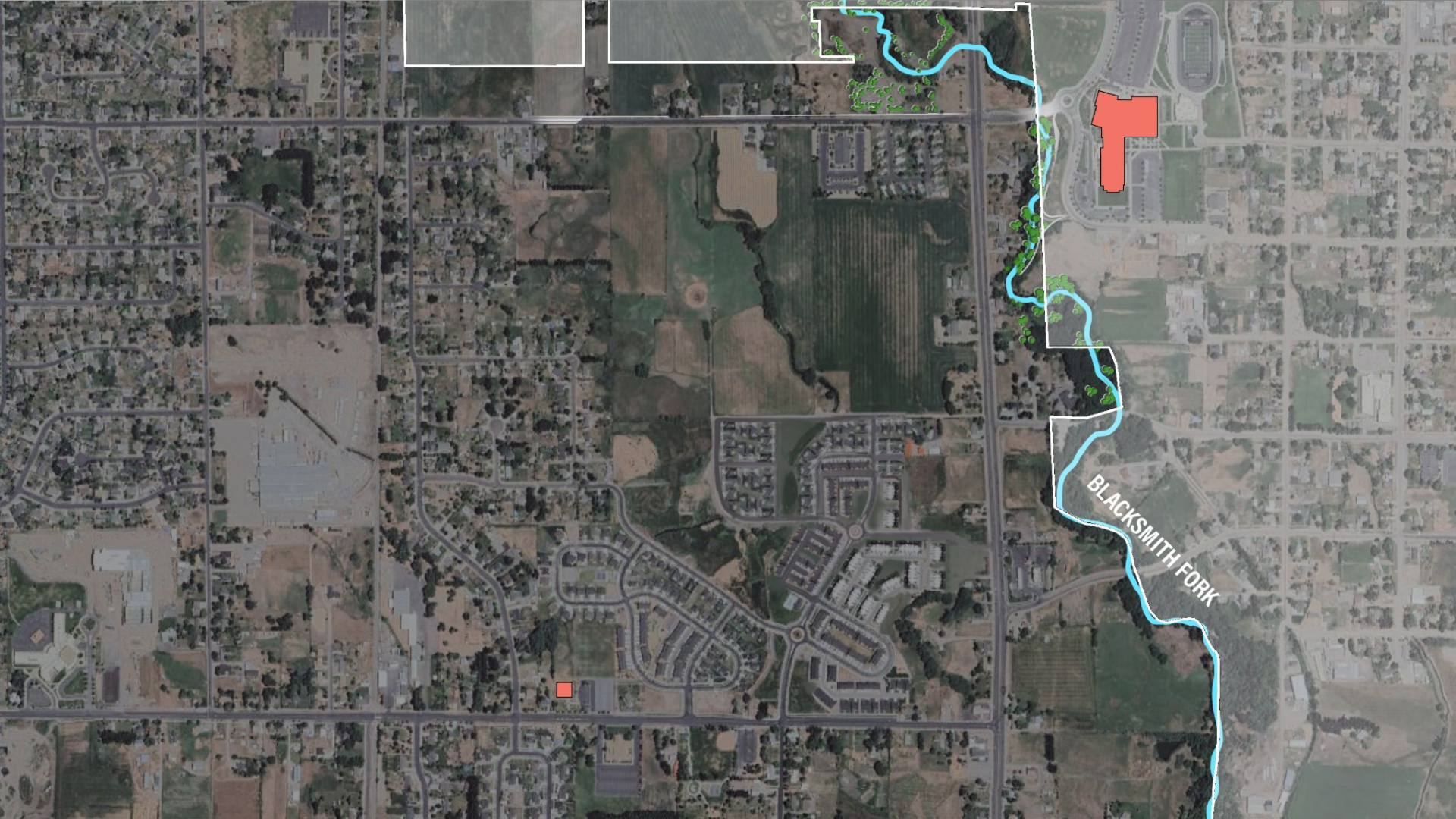


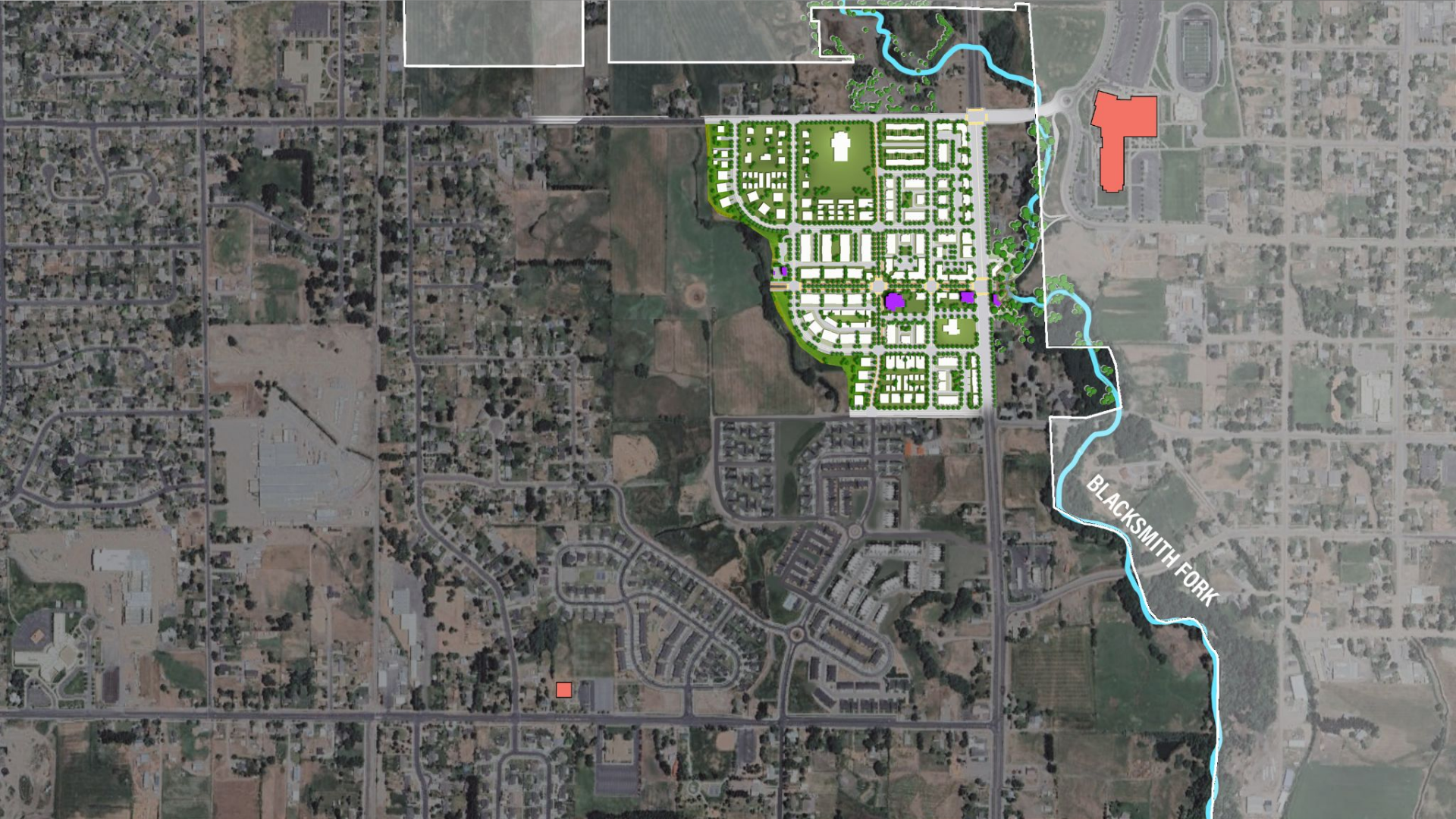
Phase 3 - Beverage Garden

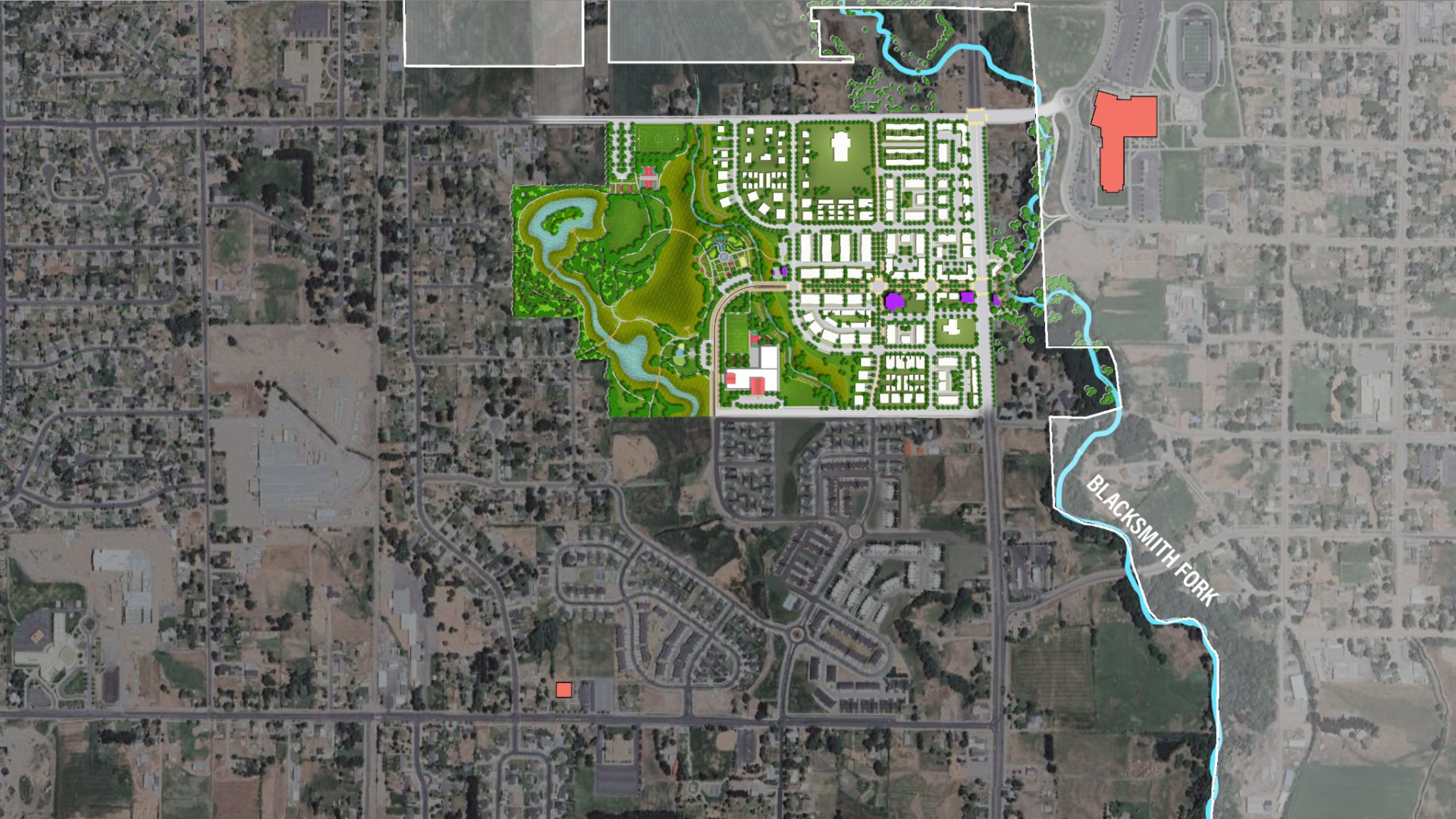
Phase 3 - Beverage Garden

Phase 3 - Beverage Garden

Final Thoughts


BLACKSMITH FORK


BLACKSMITH FORK


BLACKSMITH FORK

"Our goal is to create an active and connected core shaped by the confluence of Nibley's key assets and grounded in the community's values and identity."

Thanks!

UtahStateUniversity®

LANDSCAPE ARCHITECTURE &
ENVIRONMENTAL PLANNING