



The Wasatch Choice for 2040:

A Regional Vision for Growth and Development

Salt Lake County

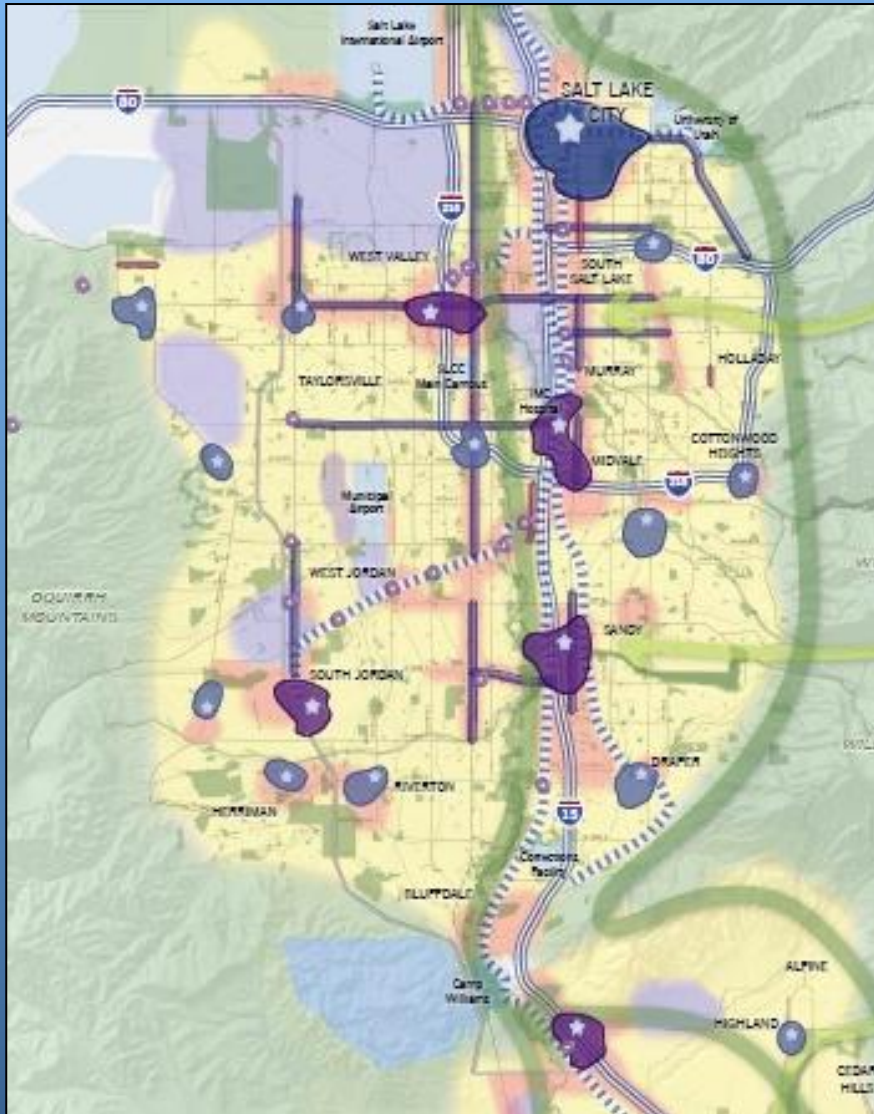
Wasatch Front Regional Council

Envision Utah

Using Form Based Codes to Implement the Regional Vision



Wasatch Choice 2040 maps



Centers

Centers are historical and emerging regional destinations of economic activity. The vision suggests that these centers should expand to provide ever-broadening choices for residents to live, work, shop and play; a mix of all of these activities is welcome. Centers should work with the long-

term market, helping provide opportunities to residents who want to live close to work, walk or bike to shop, and have both great transit and road access – desperately needed as our population ages, gas prices and congestion increase, and housing prices inch upward.

Metropolitan Center



Downtown Salt Lake City is the metropolitan center, serving as the hub of business and cultural activity in the region. It has the most intensive form of development

Floor Area Ratio 1 to 10
20 to 200 Housing units per acre



for both employment and housing, with high-rise development common in the central business district. It will continue to serve as the finance, commerce, government, retail, tourism, arts, and entertainment center for the region. The metropolitan center benefits from pedestrian friendly streetscapes and an urban style grid network. Downtown Salt Lake is the central hub for public transportation in the region. Auto access is prevalent with access to several major highways and thoroughfares.

Urban Center



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

Floor Area Ratio 0.75 to 4
20 to 100 Housing units per acre



Town Center



Town centers provide localized services to tens of thousands of people within a two to three mile radius. One- to three-story buildings for employment and housing are characteristic. Town centers have a strong sense of community identity and are well served by transit and streets.

Floor Area Ratio 0.5 to 1.5
10 to 50 Housing units per acre



Station Community



Station Communities are geographically small, high-intensity centers surrounding high capacity transit stations. Each helps pedestrians and bicyclists access transit without a car. Station Communities vary in their land use: some feature employment, others focus on housing, and many will include a variety of shops and services.

Floor Area Ratio 0.5 to 2.5
20 to 100 Housing units per acre



Main Street Community



Main Streets are a linear town center. Each has a traditional commercial identity but are on a community scale with a strong sense of the immediate neighborhood. Main streets prioritize pedestrian-friendly features, but also benefit from good auto access and often transit.

Floor Area Ratio 0.5 to 1.5
10 to 50 Housing units per acre



Boulevard Community

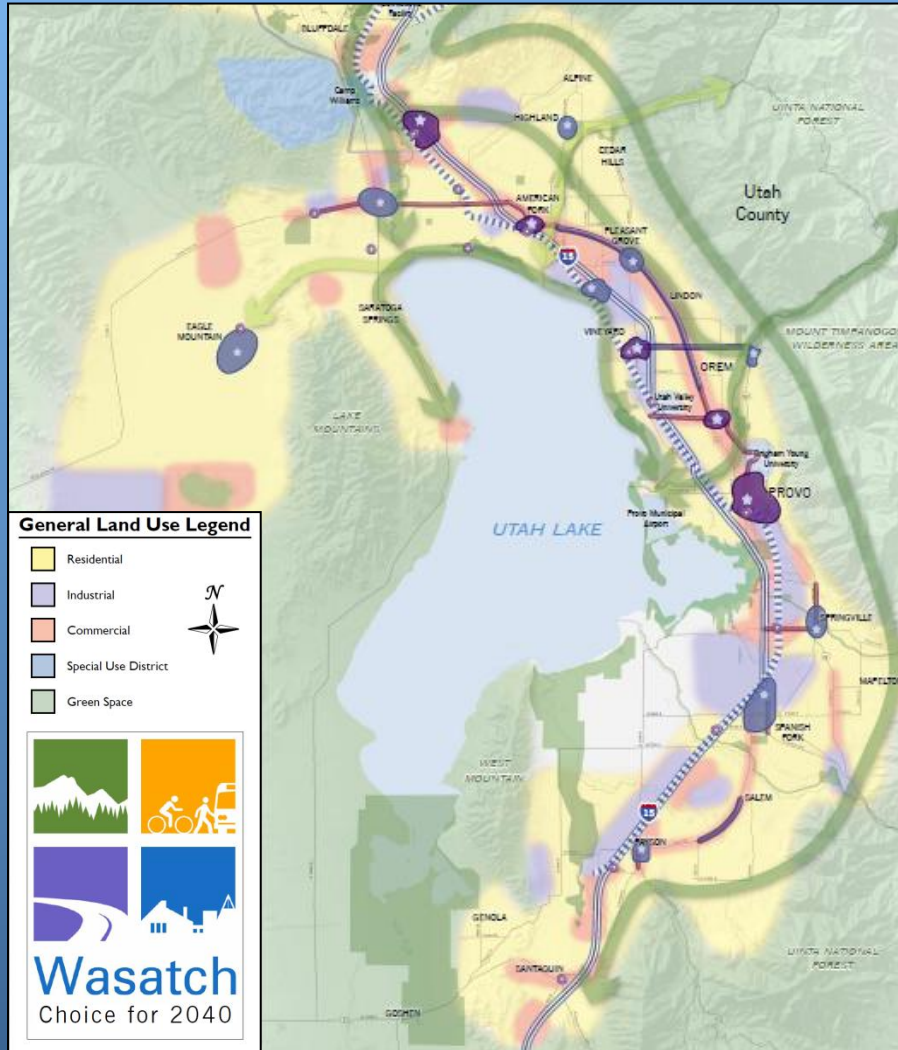


A Boulevard Community is a linear center coupled with a transit route. Unlike a Main Street, a Boulevard Community may not necessarily have a commercial identity, but may vary between housing, employment, and retail along any given stretch. Boulevard Communities create a positive sense of place for adjacent neighborhoods by ensuring that walking and bicycling are safe and comfortable even as traffic flow is maintained.

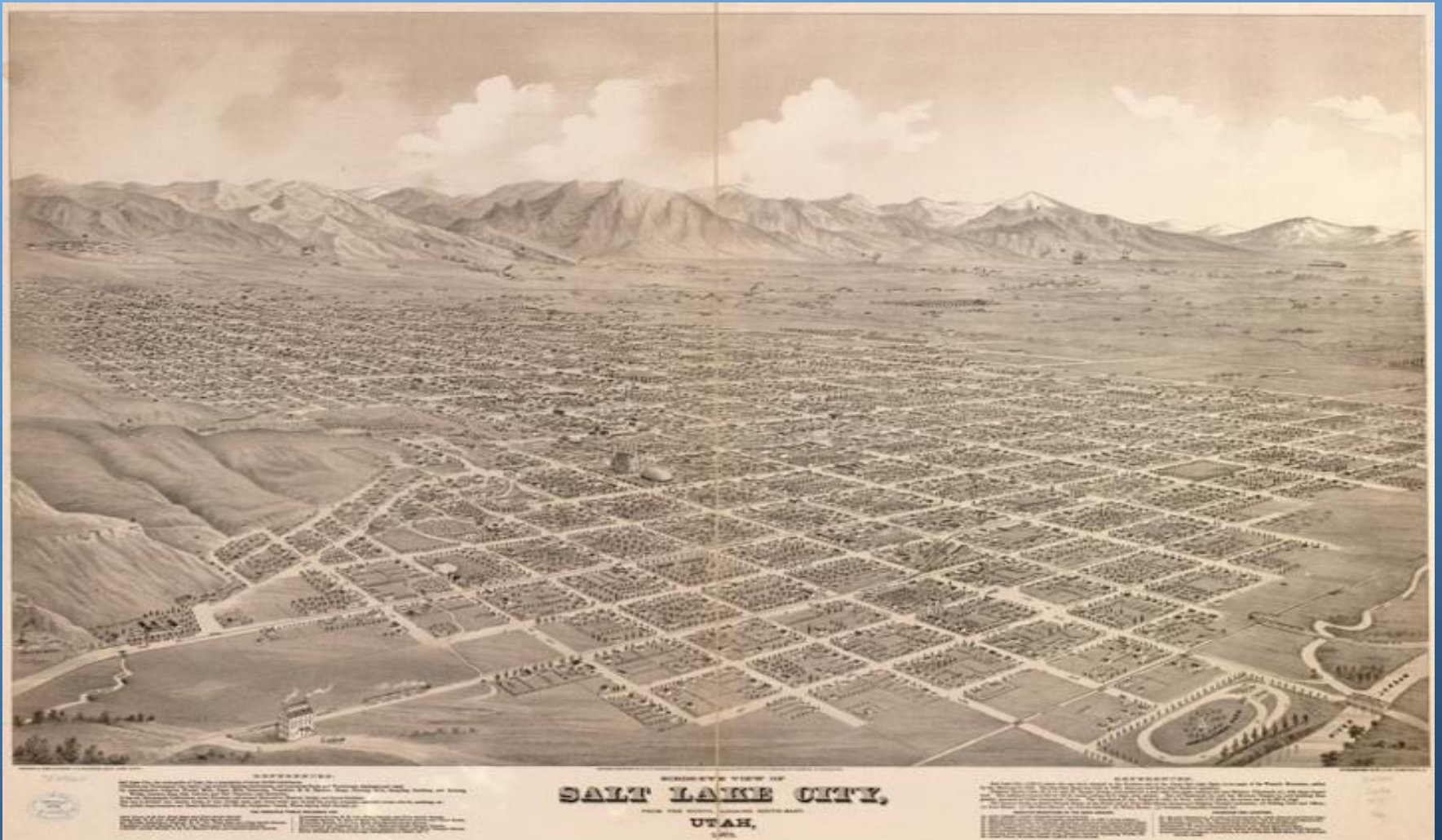
Floor Area Ratio 0.35 to 1.0
0 to 50 Housing units per acre



Wasatch Choice 2040 maps



Our Utah Roots



SALT LAKE CITY,
UTAH,
1860.

Zoning Roots



Traditional Zoning

- Good at separating uses through distinct zones
- Uses are listed based on compatibility with the zone and potential impacts
- Permits need to be acquired either over the counter (permitted use) or through a public hearing (conditional use)
- Standards usually cover set backs, height, lot coverage, parking

Traditional Zoning Weaknesses

- Mixing of Uses
- Dealing with Density
- Dealing with Design
- Difficult and lengthy public hearings
- Doesn't really foster a vision for the built environment
- Not market responsive
- Public input occurs at the end of the process

Form Based Codes

- Intended to promote a vision
- More clarity and a streamlined process
- Focus on the public space from building face to building face
- Emphasis is on how a center functions as a place for people not so much on what the use is within a building



Use / Density

Management

Form

Conventional zoning regulates primarily by Land Use, Density & Lot coverage, Setbacks, and Parking. It assumes that there should be an “appropriate” distance between almost all different use types. Form is minimally addressed.

Form

Management

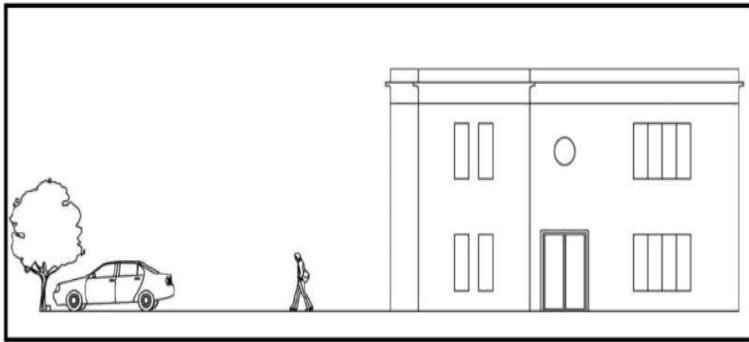
Use / Density

Form-Based Codes focus on community design relative to a desired outcome. Form-Based Codes establish categories for design, and control the relationship of buildings (or lots) to their streets often with the use of build-to-lines instead of setback lines, and window requirements

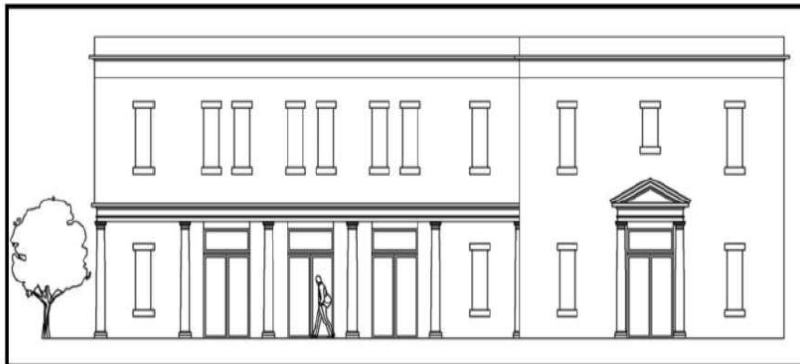
Sketches that show what you want

Courtesy of Placemakers

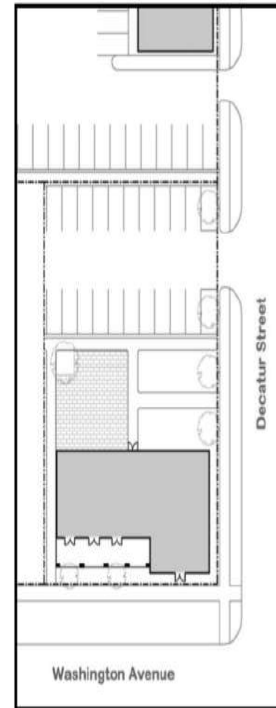
Non-Compliant Design



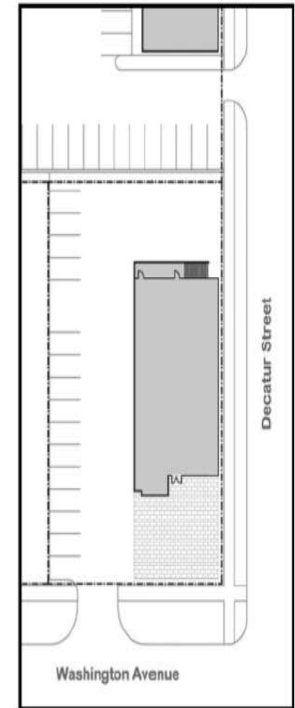
Compliant Design



Compliant Design



Non-compliant Design



From this



To this



Community Benefits

- Involving Visioning Process that is implemented through the Code
- Wrestle with Design, Density, and land use issues upfront
- Makes the transit and land use connection
- Promotion of Place, connections, walkability
- Fewer contentious public hearings after adoption
- A better understanding of what will be built

Developer Benefits

- Government usually manages the Code adoption process – owner/developer rezones not required
- Easy to understand what is required
- Expedited processing which saves time and money (most uses are permitted uses)
- Front loaded public process, administrative applications
- The development community helps implement the vision

Regional Benefits

- Land use (jobs and housing) and transit connection
- Compact, Walkable Communities
- Helps address changing housing needs and demands
- Reduced VMT
- Reduced Air Pollution
- More efficient use of existing infrastructure

Group Discussion

- What elements of zoning become barriers?
- What processing changes are needed in zoning?
- How can we reduce the financial gap for developers?
- What would be the biggest barrier to adoption of a form-based code ?
- What can cities do to implement the WC 2040?



Open discussion

What are your concerns and issues?



Form Based Code Model and Manual

- FBC responsive to WC 2040 vision
- Model Code – a resource for communities interested in this approach
- Manual – a guide to help the community apply the model code
- Anticipated completion is September 2012