Creating a Sustainable Future: The Wasatch Choice for 2040

Rail~Volution 2011

Andrew Gruber
Wasatch Front Regional Council
The Wasatch Front region, Utah
We enjoy access to the outdoors,
friendly communities,
and rich economic opportunities...
But growth is coming...

Population will increase by 65% by 2040
Miles driven daily will almost double by 2040

- 2010: 49 Million
- 2040: 90+ Million
"Business as usual" = Congestion

You can’t build your way out of congestion
As our population continues to grow and we drive more and more, our air will become more polluted, threatening our health and economic prosperity.
Loss of open space and access to the outdoors... In Salt Lake, Davis, Weber and Utah Counties, we’ll add nearly 300 square miles of developed land by 2040.
The face of America, and Utah, is changing.

# of People Turning 65 Each year
[Figures in 000s]

The “American Dream” is now plural “Dreams”

- 2010 Census: only 25% of households are married families with children

- One-third of future households will prefer to live in “walkable” neighborhoods: smaller homes, townhomes, condos, with access to transit, jobs and amenities. We are far short of meeting this demand.
Choice?
Envision Utah
Regional Collaborative Process

**Business**
- Chamber of Commerce
- Developers
- Lenders

**Government**
- Local
- State
- Federal
- Universities

**Community**
- Public
- Environment
- Housing
Scenario Approach

Contrast today’s choices by showing long-term consequences
Compact Pattern

Corridor Pattern

Dispersed Pattern

Satellite Pattern
Scenario A
New and Existing Development

- Continuation of Recent Trends
- Larger lot sizes
- More auto-oriented development will occur.
Scenario B
New and Existing Development

- Baseline – implement adopted plans
- Dispersed development pattern common in last 20-30 years
Scenario C
New and Existing Development

- More infill and redevelopment
- Growth on new land focused into walkable, transit-oriented communities
Scenario D
New and Existing Development

- Significant increase in densities
- Extensive infill and redevelopment
- Extensive transit system
There is a Better Way to Grow…

The Wasatch Choice for 2040:
Regional Vision for Growth and Development
There is a Better Way to Grow...

Focus growth in town centers, with housing and transportation options.
Lower Taxes:
Infrastructure savings in the billions

Saves 17% or $4.5 billion over 20 years

Envision Utah Quality Growth Strategy; 1999
Enhanced Mobility and Economic Growth

The Vision reduces traffic congestion by 18%
Better Air Quality

Less driving and more transportation choices will lead to cleaner air.
Greater Protection of Critical Lands

By encouraging infill and redevelopment, we will safeguard natural resources, working farms, parks and trails.
Implementing the Wasatch Choice for 2040?
Regional Collaboration

Local Implementation
The Wasatch Choice for 2040 Toolbox:

- Transportation Choices
- Housing Strategies
- Envision Tomorrow +
- Innovative Zoning
- Financing Strategies
- Demonstration Sites
Transportation Choices
Housing:

- Market driven
- Choices
The “Envision Tomorrow +” Model
Tool to help local communities evaluate scenarios

- Transportation Effects
- Building Energy Consumption
- Water Consumption
- Air Quality
- Return on Investment
- Tax Collections
- Fiscal Impact
- Public Health
- Employment Growth
- Development Capital
- Transportation Safety
- Workforce Housing
- Public Assets
Innovative Zoning

Develop a model code that encourages the use of physical form, rather than separation of land uses, as their organizing principle.
Financing Strategies

- Market based
- Real return on investment
- Innovative strategies
Demonstration Sites

- Apply concepts in a ‘real world’ setting
- Evaluate different scenarios
- Stakeholder and public process
- Share lessons learned, approaches
Suburban Example: Daybreak
Daybreak: Mixed-use community, planned with housing and transportation options
Community design example: connected streets
Connected streets lead to more walking

88% of students in Daybreak walk to school

17% in similar, less walkable neighborhoods

Urban Example:
Salt Lake City Intermodal Hub and Downtown Streetcar
Downtown connection to regional transit
Thank You!

www.wasatchchoice2040.com

Andrew Gruber
agruber@wfrc.org