A Look at Housing & Transportation Along the Wasatch Front

Meg Padjen

Community & Economic Development Director



About WFRC Region

Regional Visioning

Centers & Benefits

Technical Assistance & Station Area Planning

Housing Tools & Resources





Who's here today?





Wasatch Front Regional Council



WASATCH FRONT REGIONAL COUNCIL

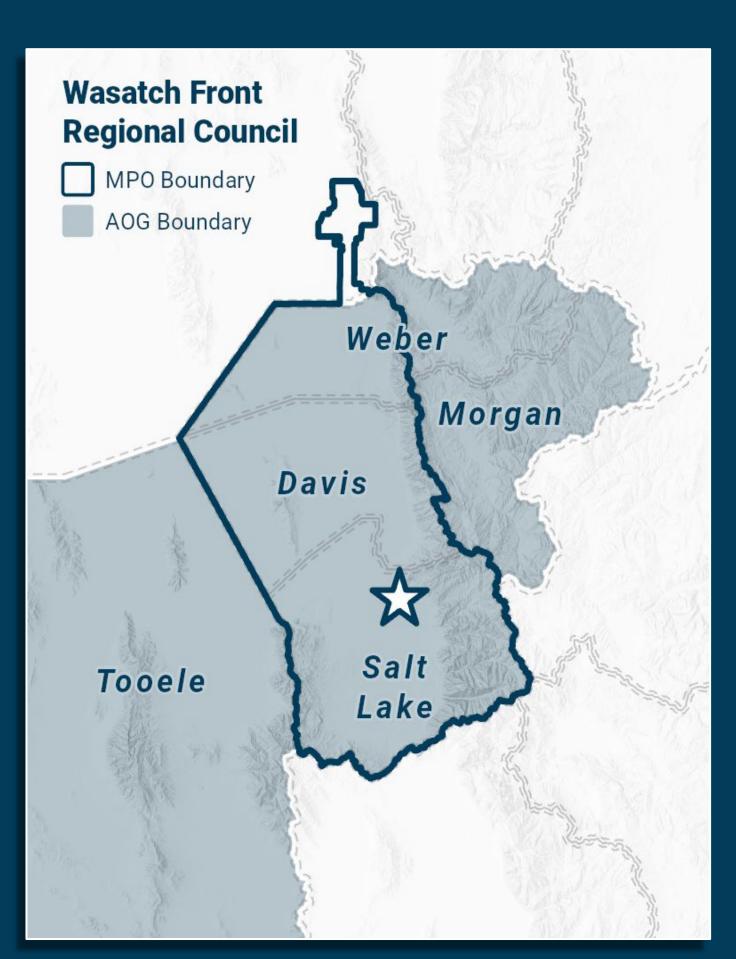
About Our Region

~2 million residents and 668 k households today

projected to add $\sim 500 k$ people and $\sim 319 k$ households by 2050

(3.5 million in Utah, statewide)





WASATCH FRONT REGIONAL COUNCIL



About Utah

2025 Housing Deficit: ~44k units

By 2040, Utah needs (2024):

O large lots
90k small lots
100k attached homes



WASATCH FRONT REGIONAL COUNCIL

About Us

WFRC: 3 organizations under 1 roof

Metropolitan Planning Organization

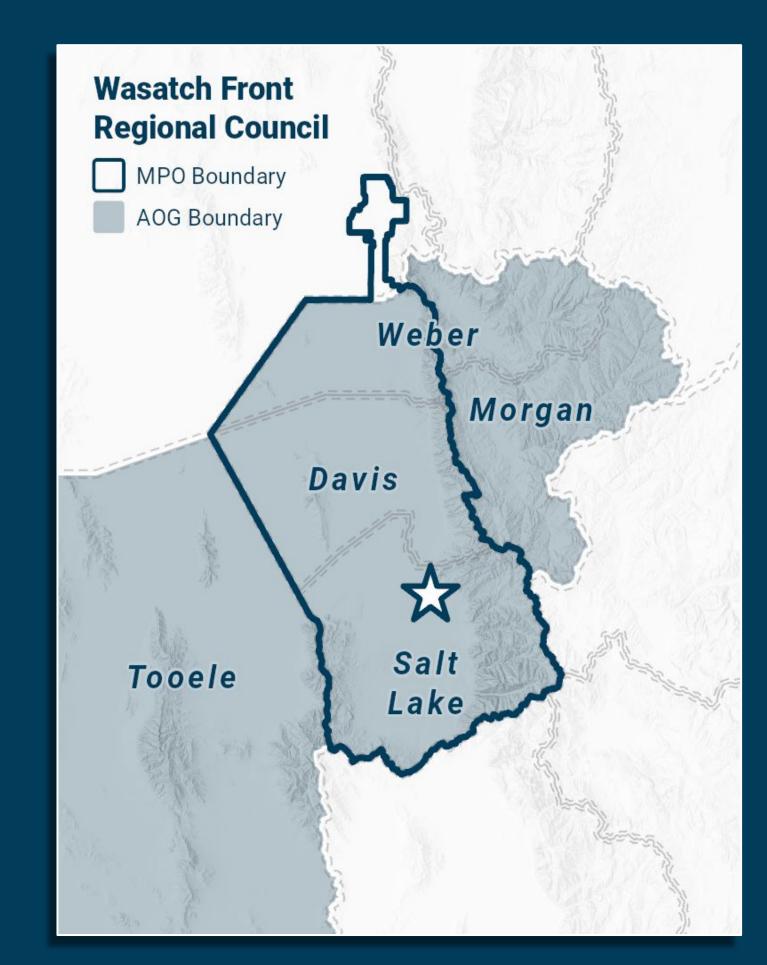
Association of Governments

Economic Development District

Core Products

Regional Transportation Plan & Vision

Technical Assistance & Capital Funding









MISSION

WFRC builds consensus and enhances quality of life by developing and implementing visions and plans for a well-functioning multi-modal transportation system, livable communities, a strong economy, and a healthy environment.

OUR ROLES

Convener

Technical Expert

Planner

Implementer











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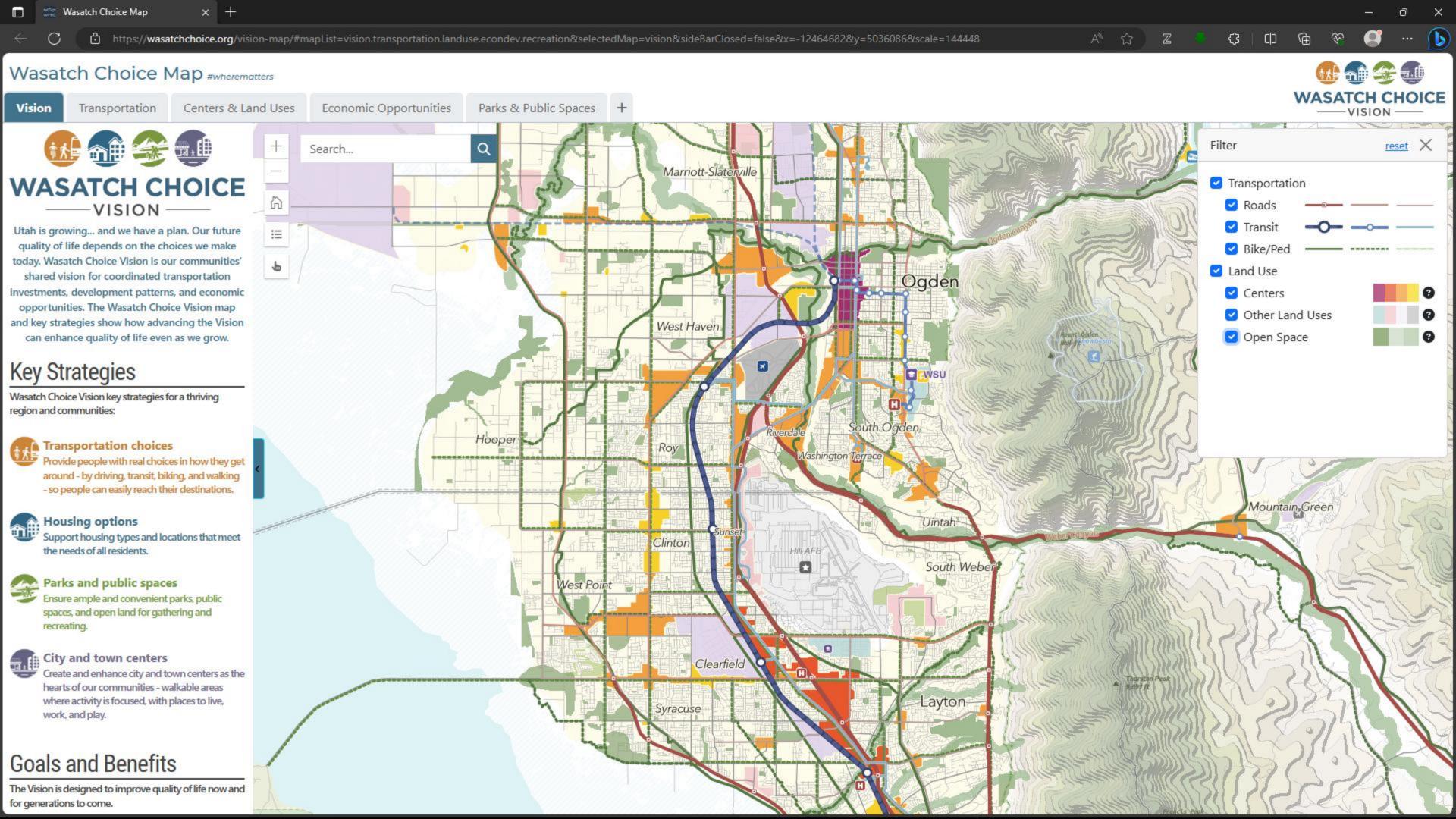






2050 Vision for the Wasatch Front overlaying transportation and land use









How did we get here, with local buy-in?

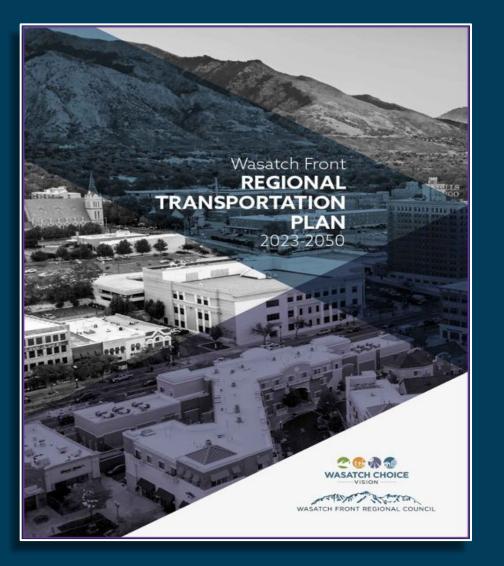
- Building trust
 - Respect local land use authority
 - Providing support
- Local benefits to participating
 - Strength in numbers
 - Transportation benefits
 - Benefits to collaboration with neighbors
- Multiple iterations: we are on our 6th Vision



WASATCH CHOICE — VISION ——

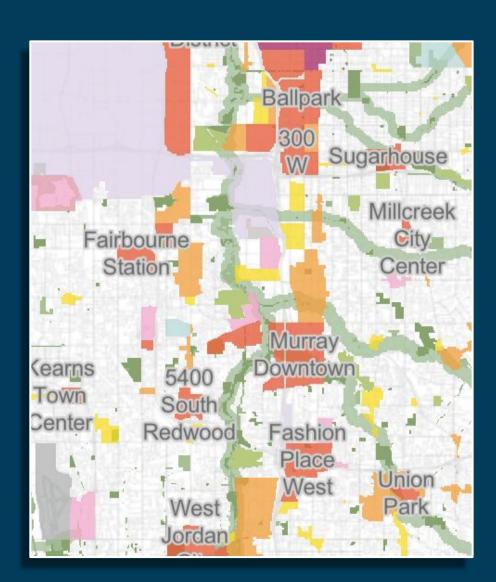
Transportation





Land Use





Economic Development



REGIONAL TRANSPORTATION PLAN "RTP"









Roadways

Freeways
Arterials
Collectors

Transit

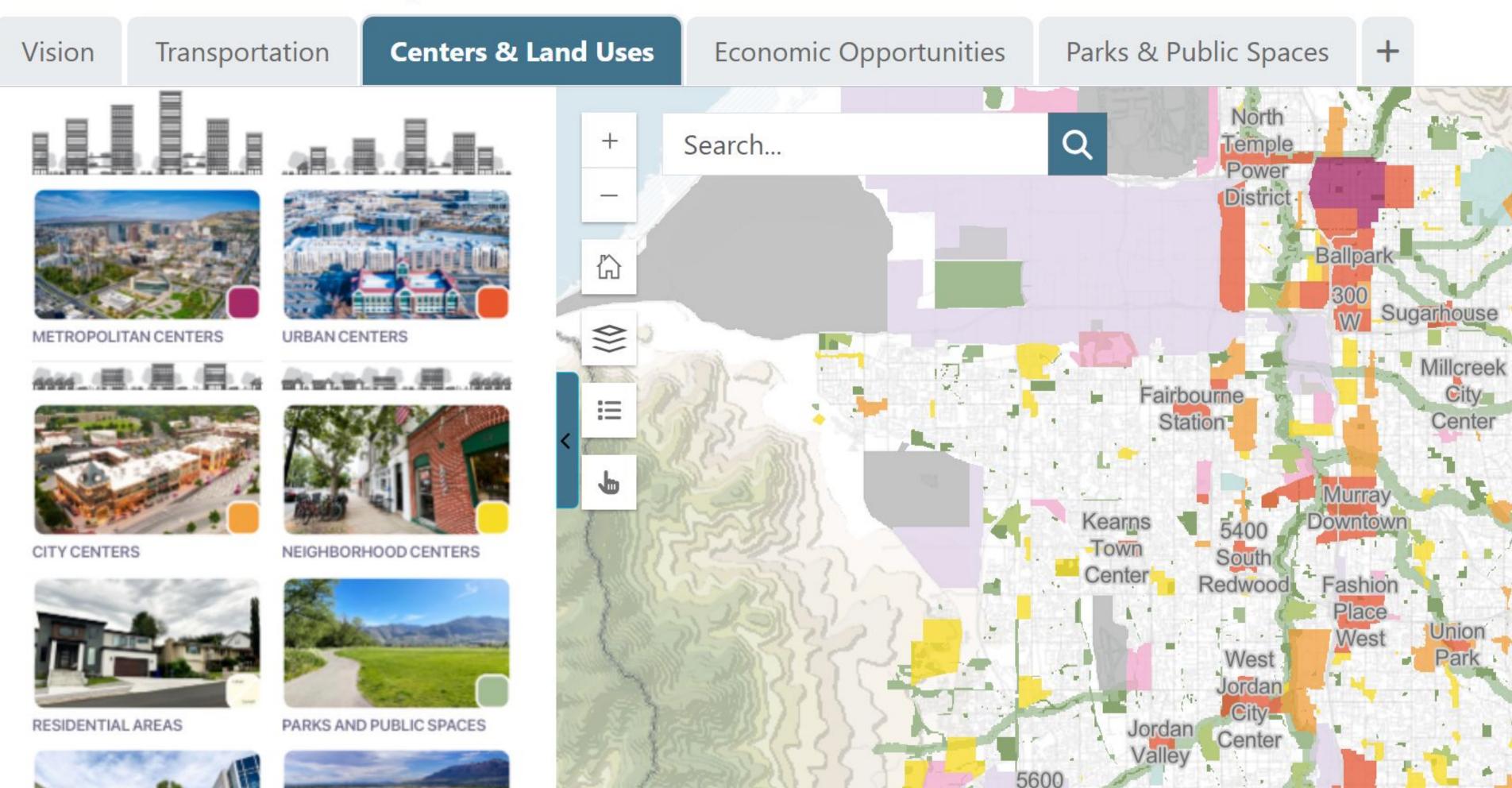
Commuter Rail (FrontRunner)
Light Rail (TRAX)
Streetcar
Bus Rapid Transit
Enhanced Bus

Active Transportation

Trails
Separate Pathways
Bike Lanes
Bridge / Tunnel Crossings

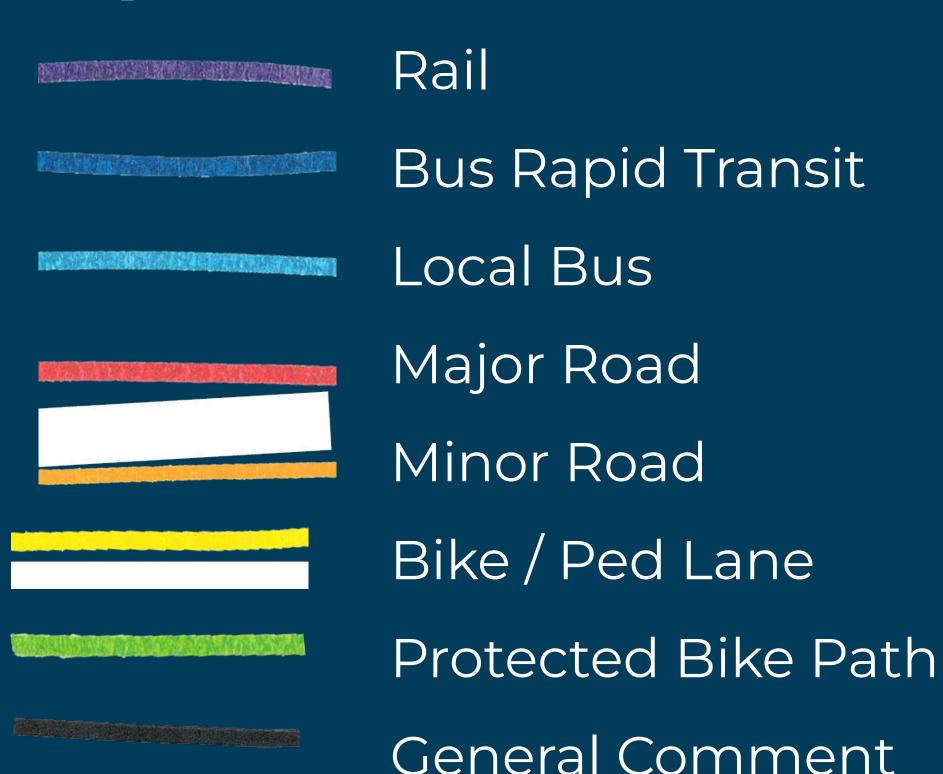


Wasatch Choice Map #wherematters



VISION WORKSHOPS

Transportation ideas



Centers







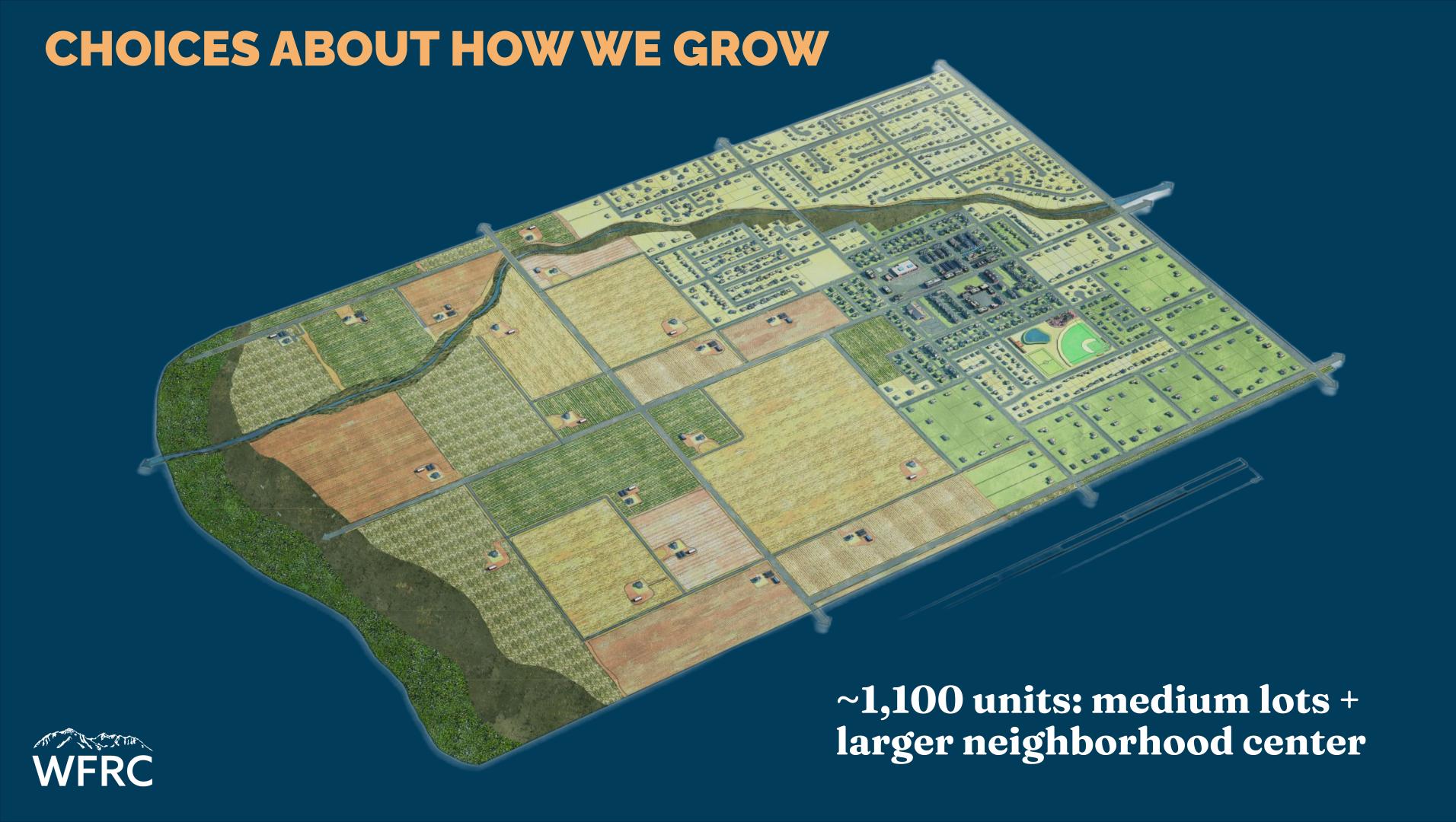




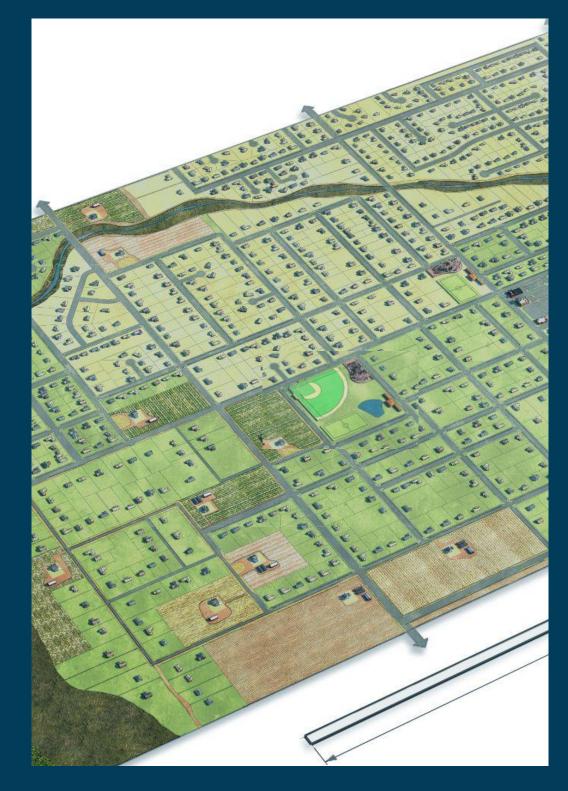


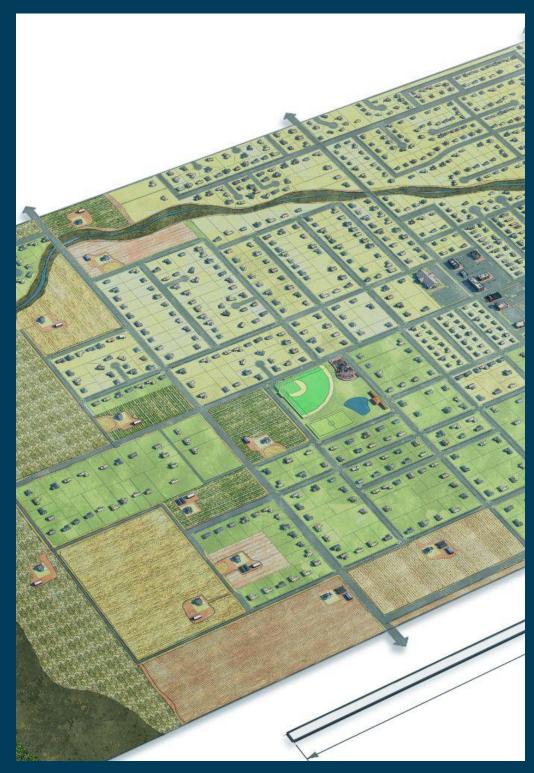


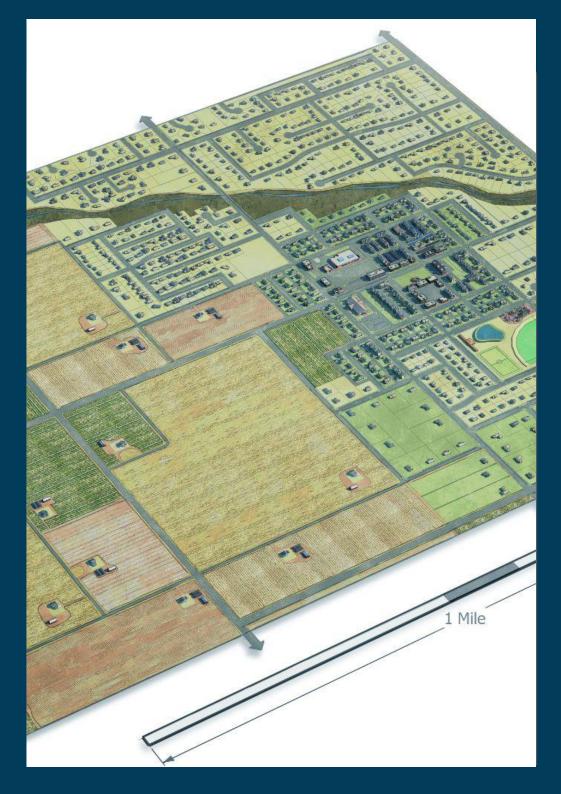




CHOICES ABOUT HOW WE GROW

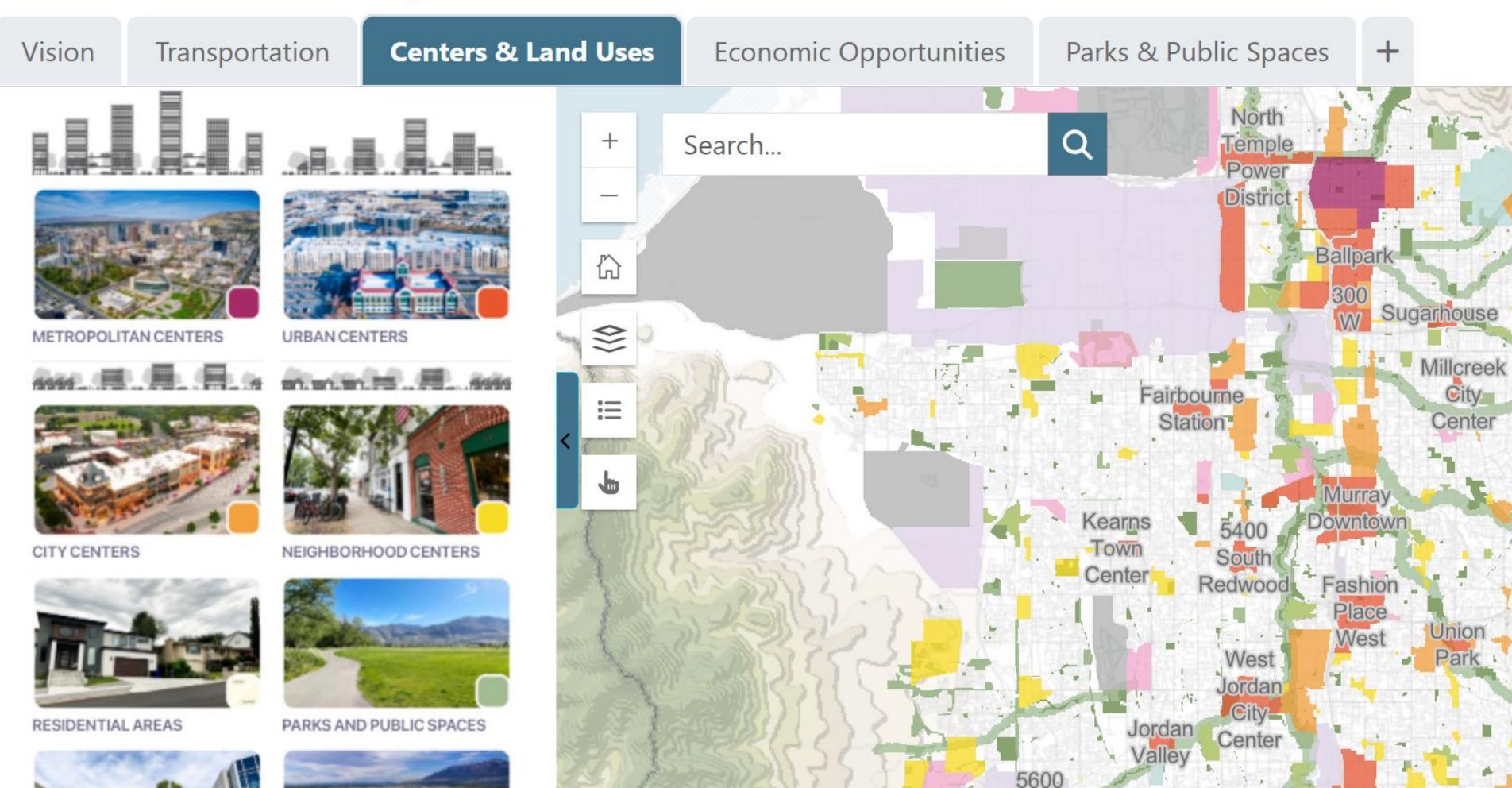








Wasatch Choice Map #wherematters



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A Center is...

1

Walkable

Mixed use

3

More intense than the surrounding

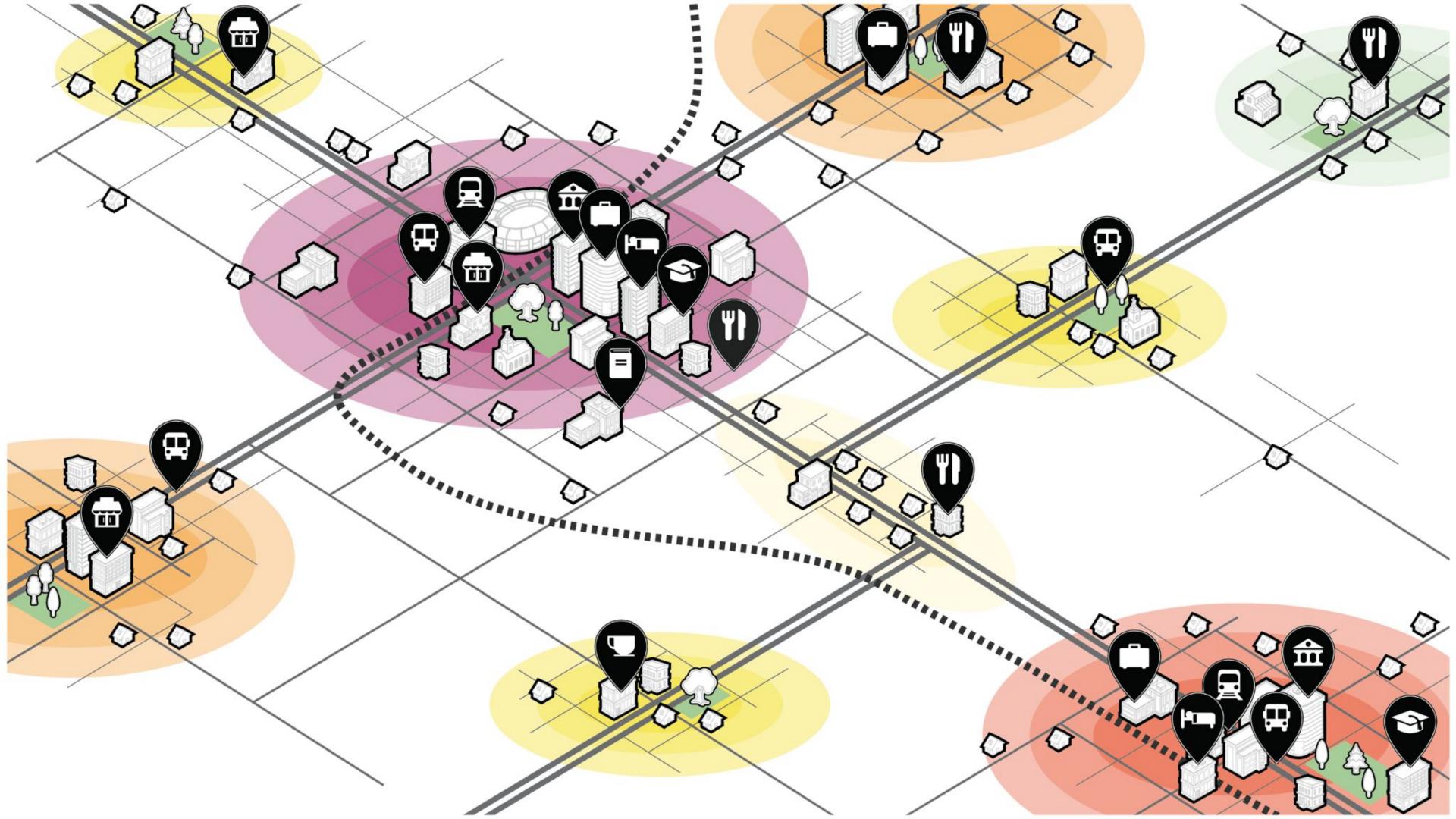




Okay, what does this have to do with housing?

"Where matters."





WASATCH CHOICE CENTERS





NEIGHBORHOOD CENTERS





CITY CENTERS





URBAN CENTERS





METROPOLITAN CENTERS





MORE INTENSE



NEIGHBORHOOD CENTER





CITY CENTER WASATCH CHOICE — VISION — 1 - 4 Stories **Enhanced Bus**

CITY CENTER



URBAN CENTER







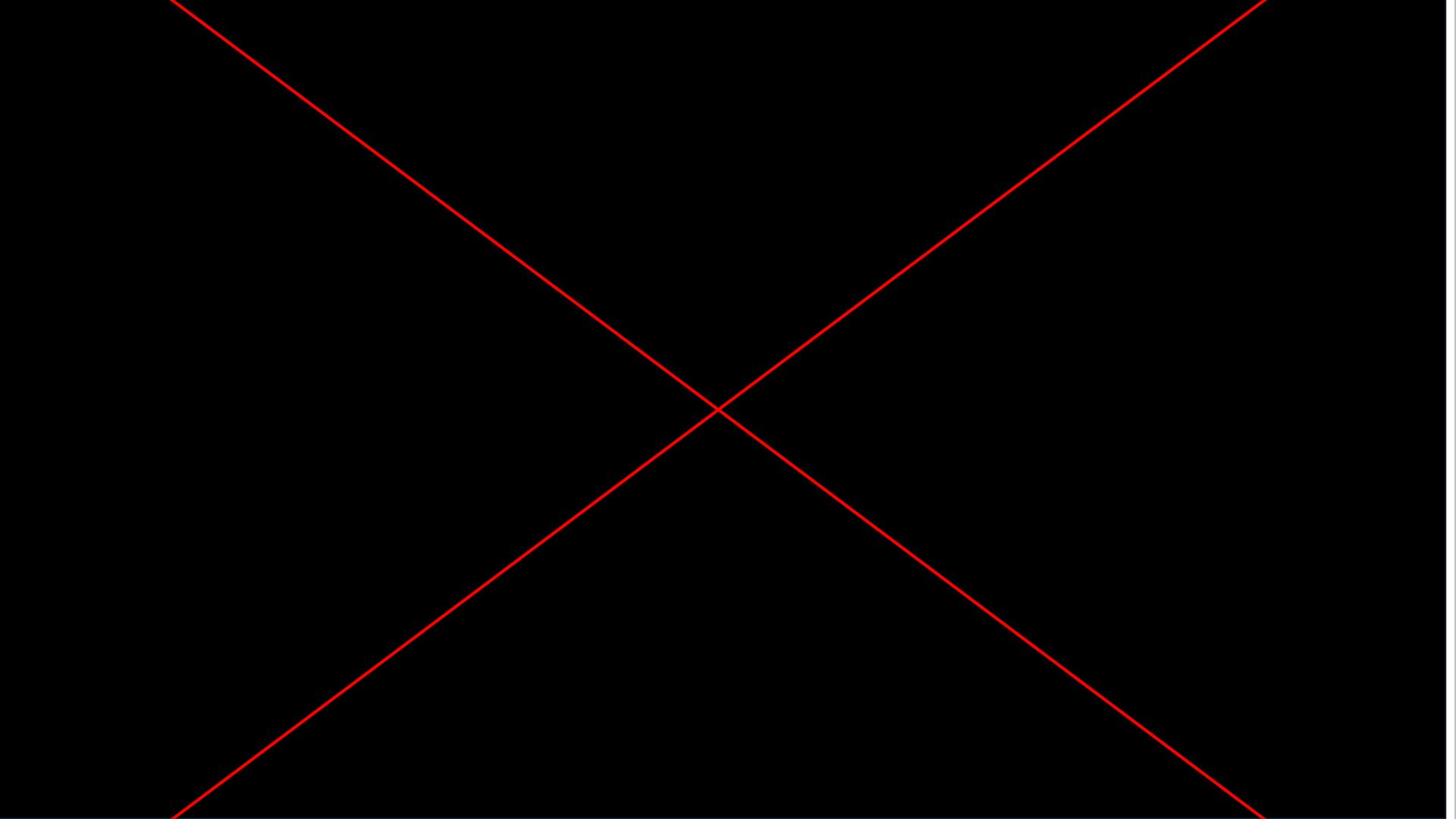
METRO CENTER











CONTEXT / EXISTING CONDITION



Large blocks, few connections

> commercial development



REDEVELOPMENT – URBAN CENTER







A mix of housing types and sizes—ranging from middle housing options to apartments and condos—support

diverse household needs and life stages.

 Vertical Mixed-use
 Buildings with ground floor commercial or live/work space can accommodate apartments, condos, or office uses on upper floors.

Neighborhood Services Everyday essentials—like grocery stores, schools, clinics, and cafés—located close to homes support convenience and reduce the need to drive.

Gathering Space

A small park for all ages includes play space for families and children—offering safe, welcoming places for play, connection, and shared activities.

Complete Streets

Tree-lined streets provide shade and are designed to support walking, biking, riding transit, and driving for safer, more inclusive public spaces.

Bicycle Infrastructure Improvements
Bike lanes, trails, and crossings make cycling safer, more comfortable, and better connected to key destinations.

G Transit Demand Added housing and businesses increase demand for enhanced bus service as an additional transportation choice.

Screened Shared Parking
Shared parking includes on-street parking, and surface parking tucked behind buildings. Parking is adequate but not prominent, keeping the streets walkable and pleasant.





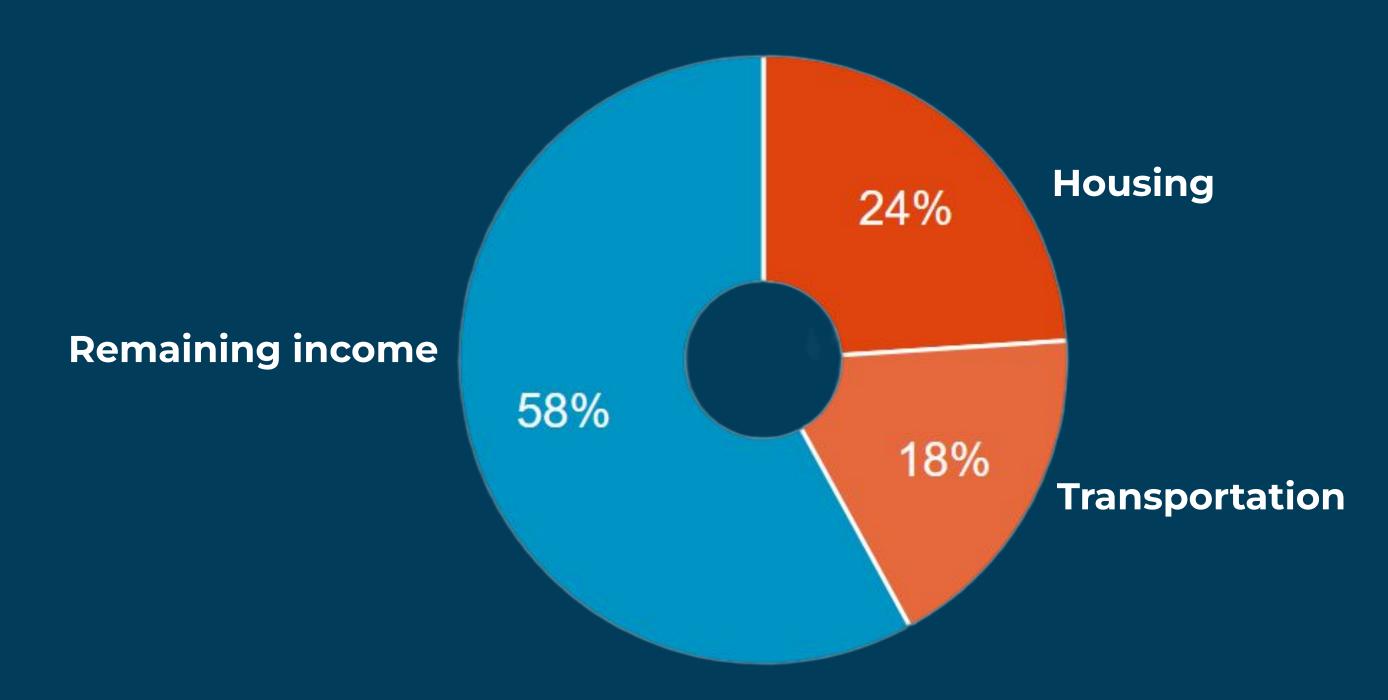
What are the benefits of centered growth, as reflected by the Vision?



HOUSING + TRANSPORTATION

Average Housing + Transportation Costs % IncomeUT

COSTS





NUMBER OF HOMES IN WASATCH CHOICE VISION CENTERS:



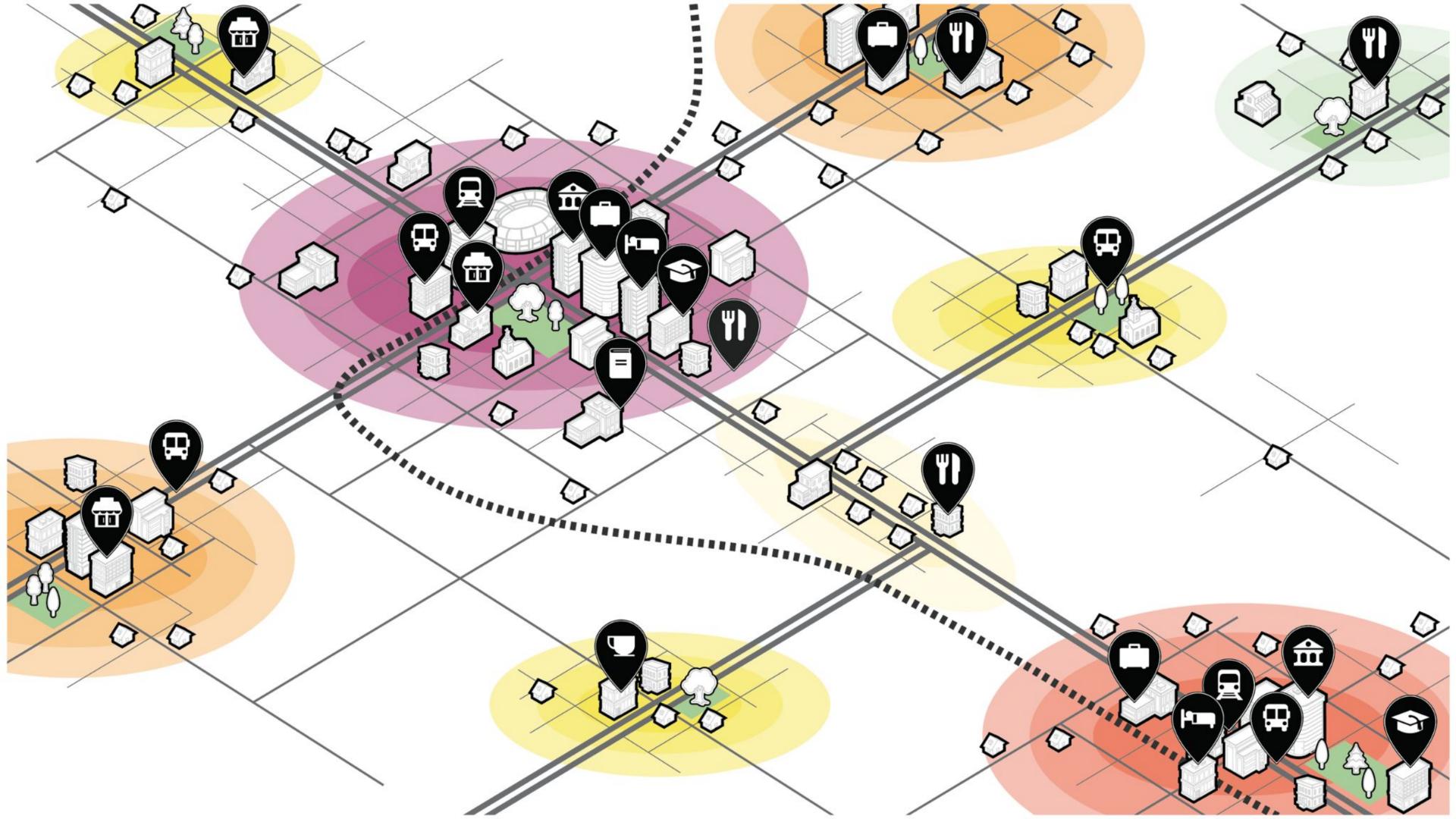


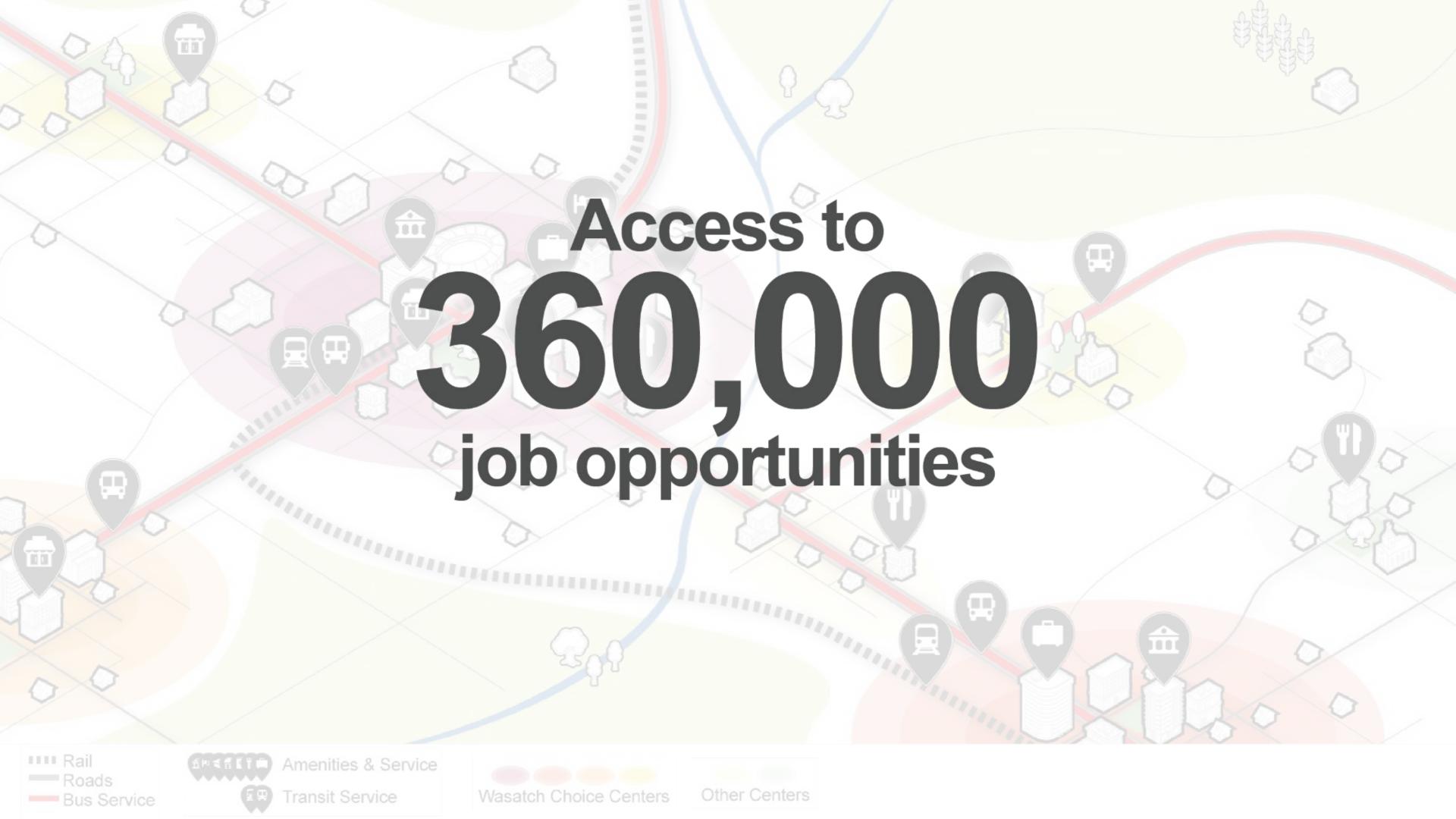


2025











40 square miles more farmland and open space because of centers









30 million gallons of water per day





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Think regionally, act locally.

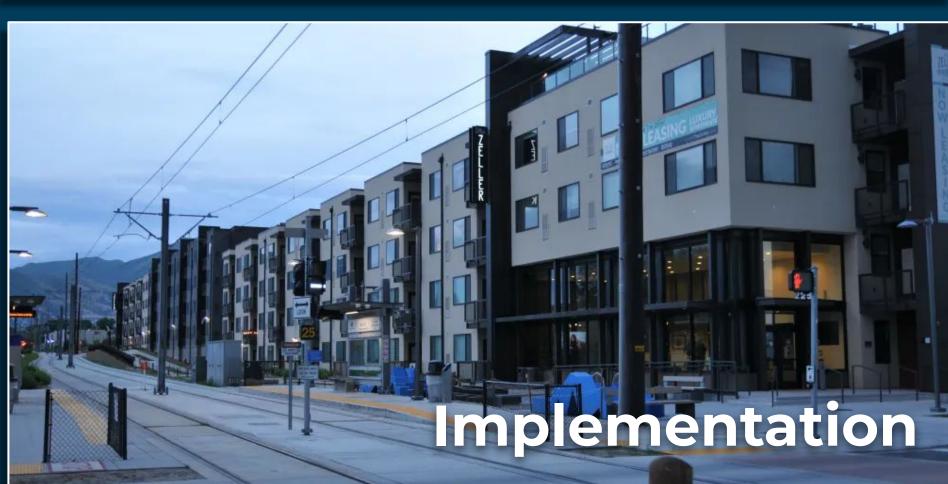


TECHNICAL ASSISTANCE









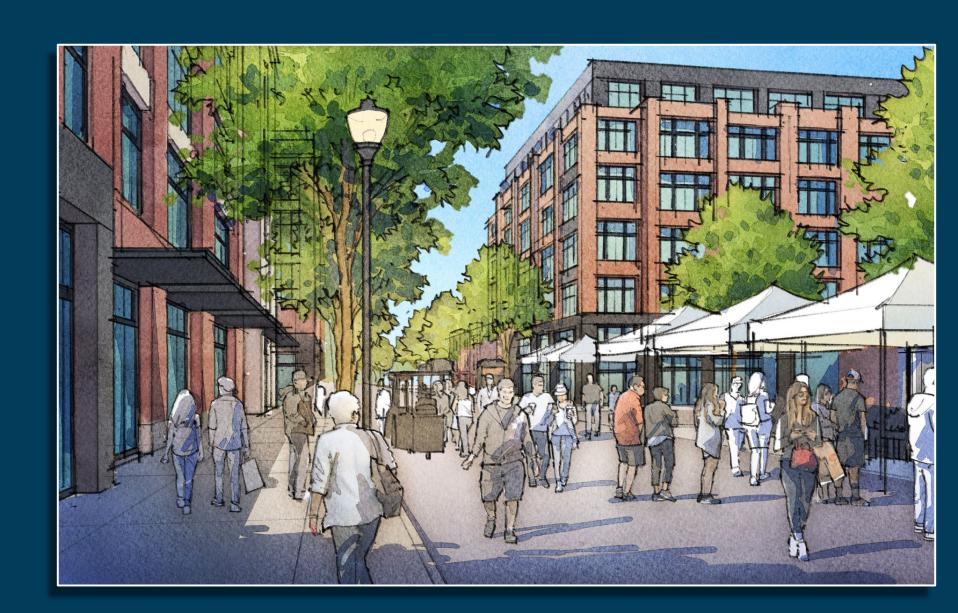
PLANNING TECHNICAL ASSISTANCE

LAND USE + TRANSPORTATION + ECONOMIC DEVELOPMENT

Transportation and Land Use Connection region wide, competitive technical assistance program

Station Area Planning surrounding fixed transit and BRT

Other staff support and expertise



"TLC"





PARTNERS:









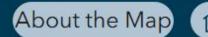
TECHNICAL ASSISTANCE STORY

- → Regional Growth Committee's call for local support in implementing the Wasatch Choice Vision
- → 2014-first round of funding
- > program grew from ~\$300k to over \$2 million in last decade
- → addition of partners over the years
 - Salt Lake County
 - Utah Department of Transportation
 - Utah Transit Authority





Transportation and Land Use Connection (TLC) Projects (Updated 03/2025)





INSTRUCTIONS

Use the filters below to filter the data seen in the map. To view a project area in the map, select that project from the list to the right.



Select a Project Status

All Statuses

Salact a Project Type

LEGEND





All Projects

SELECTION LIST

Select a project from this list to view the area on the map. To view another area, deselect your previous selection, and click on a new project.

- Q Search...
- Midvale Midvale Parks & Open Space Master Plan
- Alta Commercial Core Prioritization Plan, Parking Study
 - Bountiful
- C Davis DDT Carriday Dlanning and Farm David

Select a project from the list above to view details.

Funded

Complete

Vers. 2024

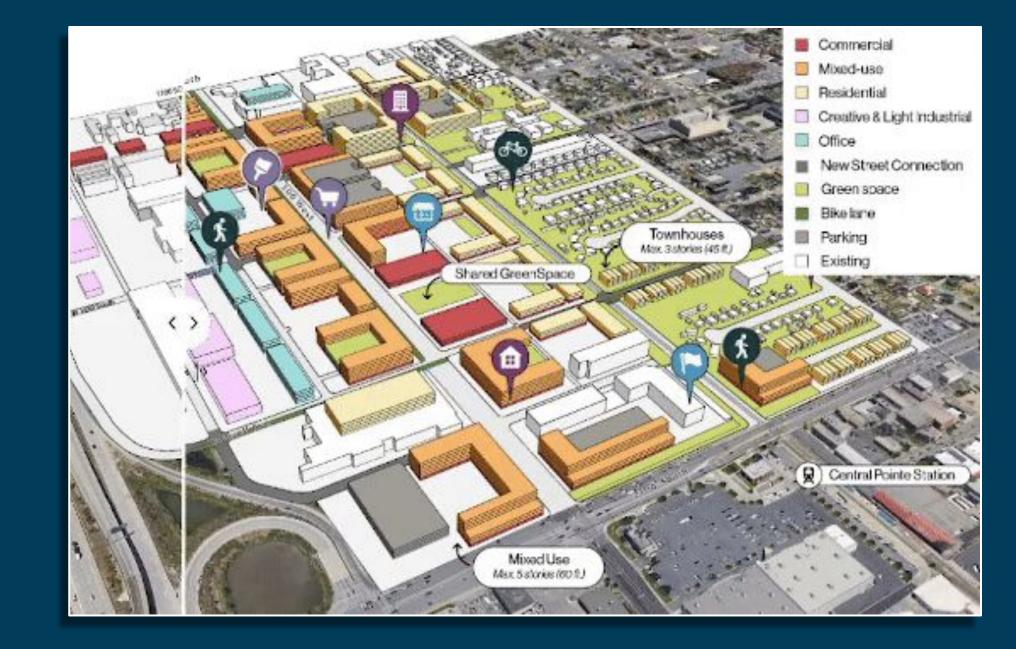
STATION AREA PLANNING, "SAP"

1/2 mile around Rail stations

• 1/4 mile around BRT stations

Objectives:

- housing availability and affordability
- sustainable environmental conditions
- access to opportunities
- transportation choices and connections





STATION AREA PLANNING STORY

2022, conversation at the state level about preempting local land use authority around transit stations

→ transit-stations are a great place to absorb growth and provide housing options as there is multi-modal access to jobs, etc. around the region

HB462 struck a BALANCE between requiring city action and preserving local choice; consideration of local context







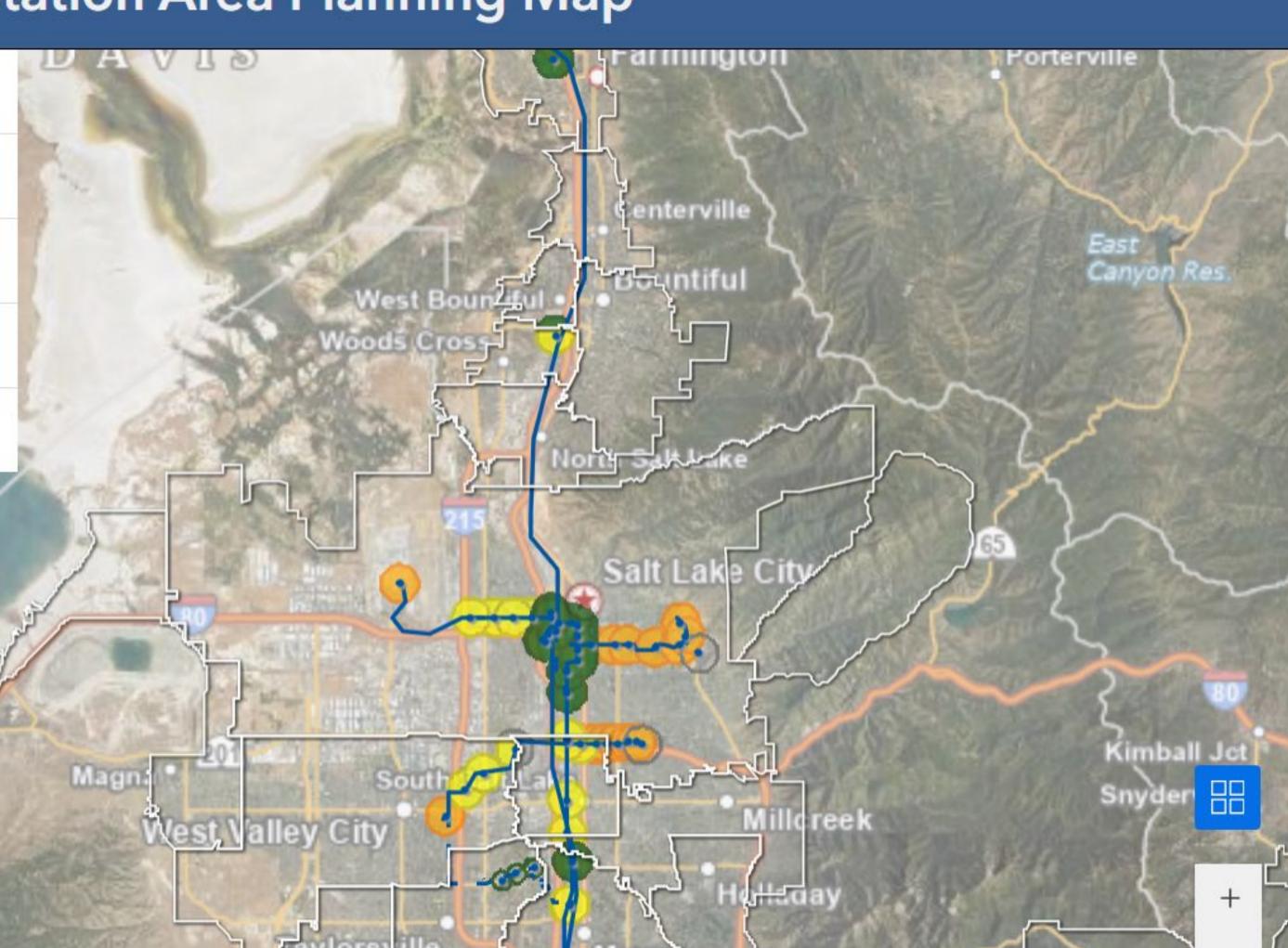
MAG Station Area Planning Map

- City Boundaries
- Fixed Guideway Stations
- Transit Lines
- Station Areas
- Wasatch Choice Centers

Station Area Plan Status

- Certified
- Under Certification Review
- Adopted
- In Progress
- Some Prior Planning

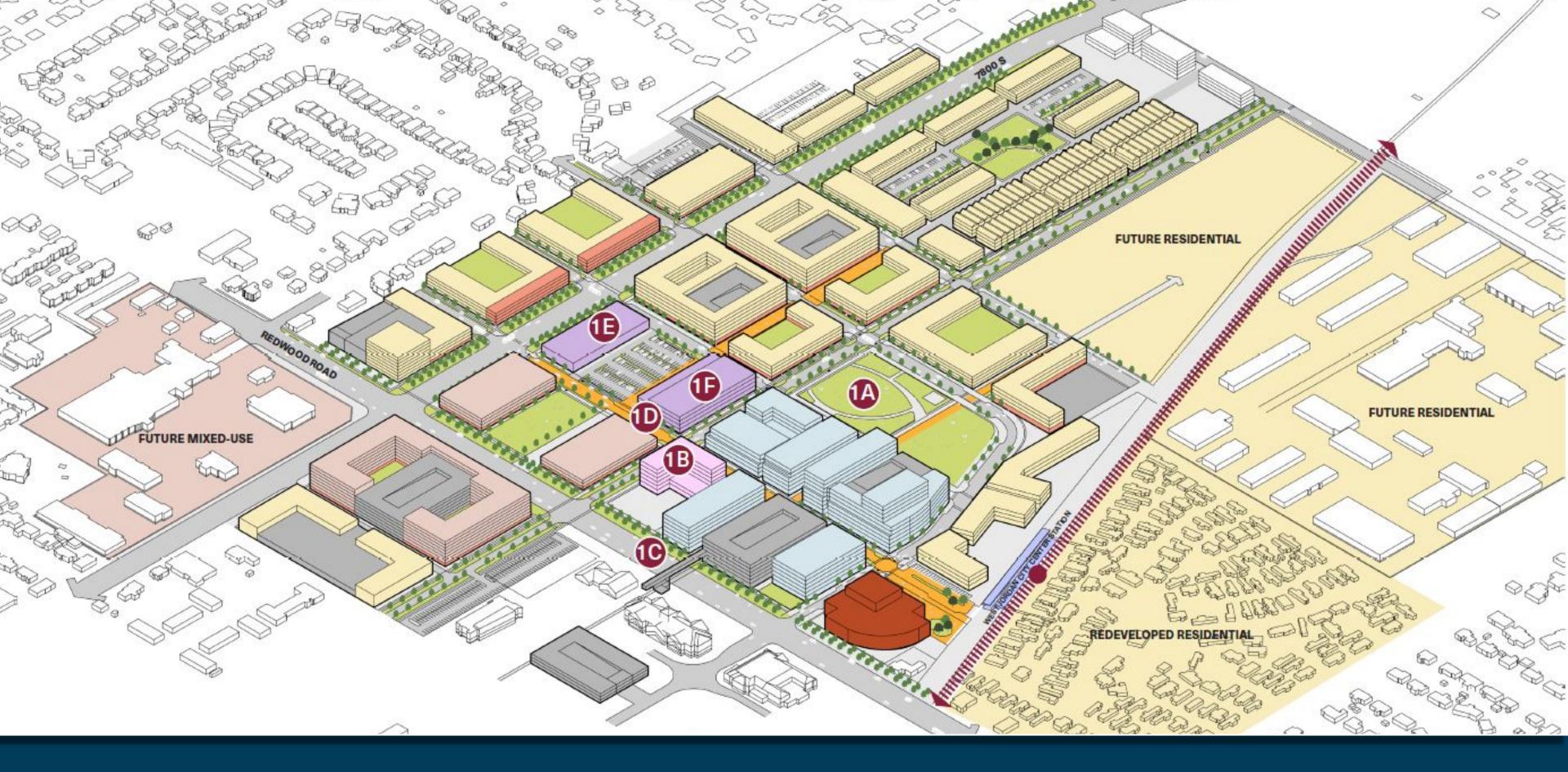
Unknown / No Plan



STATION AREA PLANNING & HOUSING

50,700 new housing units in Station Area Plans completed to date







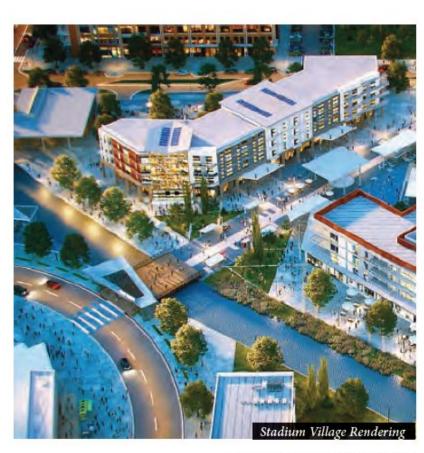
STATION AREA PLANNING: IN PRACTICE

FIGURE 11: STADIUM VILLAGE PREFERRED SCENARIO

STADIUM VILLAGE MASTER PLAN

The Stadium Village Master Plan was adopted in 2019 and looked at development of the Stadium Study Area in The Cairns. The Master Plan focuses on increasing vitality of the area around the America First Field by adding in additional housing, retail, office, and entertainment uses.

The preferred scenario includes almost 5,600,000 square feet of new construction. More than half of these new buildings (59%) will include new multi-family housing, followed by 26% of the buildings being new offices. Retail and restaurant uses will take up 7% of the new buildings. The development scenario also includes a new hotel, storage, and 44 townhomes to be used as a buffer. At buildout, the Stadium Master Plan proposes 3,197 new units.



Source: Stadium Village Master Plan





STATION AREA PLANNING: IN PRACTICE

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Other ways we work in the housing space:

- engaging in <u>policy</u> conversations to develop tools cities can use to implement plans that increase housing availability and accessibility
- convening conversations across different disciplines to solve problems



INNOVATIVE TAX INCREMENT FINANCING TOOLS

Station Area Planning

Housing and Transit Reinvestment Zones

Home Ownership Promotion Zone

First Home Investment Zones

HOUSING & TRANSIT REINVESTMENT ZONE

Objective: high-intensity, mixed use development around transit

Zoning req's: 10-100 acres near fixed transit. 51% of developable area ≥50

units/acre near fixed rail OR ≥ 39 units/acre near BRT

Income targets: at least 12% of total units must be affordable

 $(9\% \text{ at } \le 80\% \text{ AMI}, 3\% \text{ at } \le 60\% \text{ AMI})$

Process: HTRZ committee approval

Funds: income targeted housing, structured parking, property acquisition costs, enhanced development costs, horizontal or vertical construction, utility work, etc.



FIRST HOME INVESTMENT ZONE

Objective: mixed-density tool to facilitate centered development

Zoning req's: 10-100 acres away from fixed transit. At least 51% of the FHIZ must allow at least 30 housing units/acre

Income targets: ≥25% of the housing units in FHIZ center must be owner occupied, and ≥12% must be affordable (80% AMI/median price)

Process: FHIZ requires HTRZ committee approval.

Funds: project costs, system improvement costs, and administrative costs



HOME OWNERSHIP PROMOTION ZONE

Objective: small scale infill, suburban or rural

Zoning req's: ≤10 contiguous acres and zoning allows for at least 6 residential units/acre (new development, not permitted)

Income targets: 60% of homes must be offered for sale at ≤80% AMI;

homes in the area must be deed restricted for at least 5 years

Process: created by a resolution by city council

Funds: project costs, system improvement costs, and administrative costs

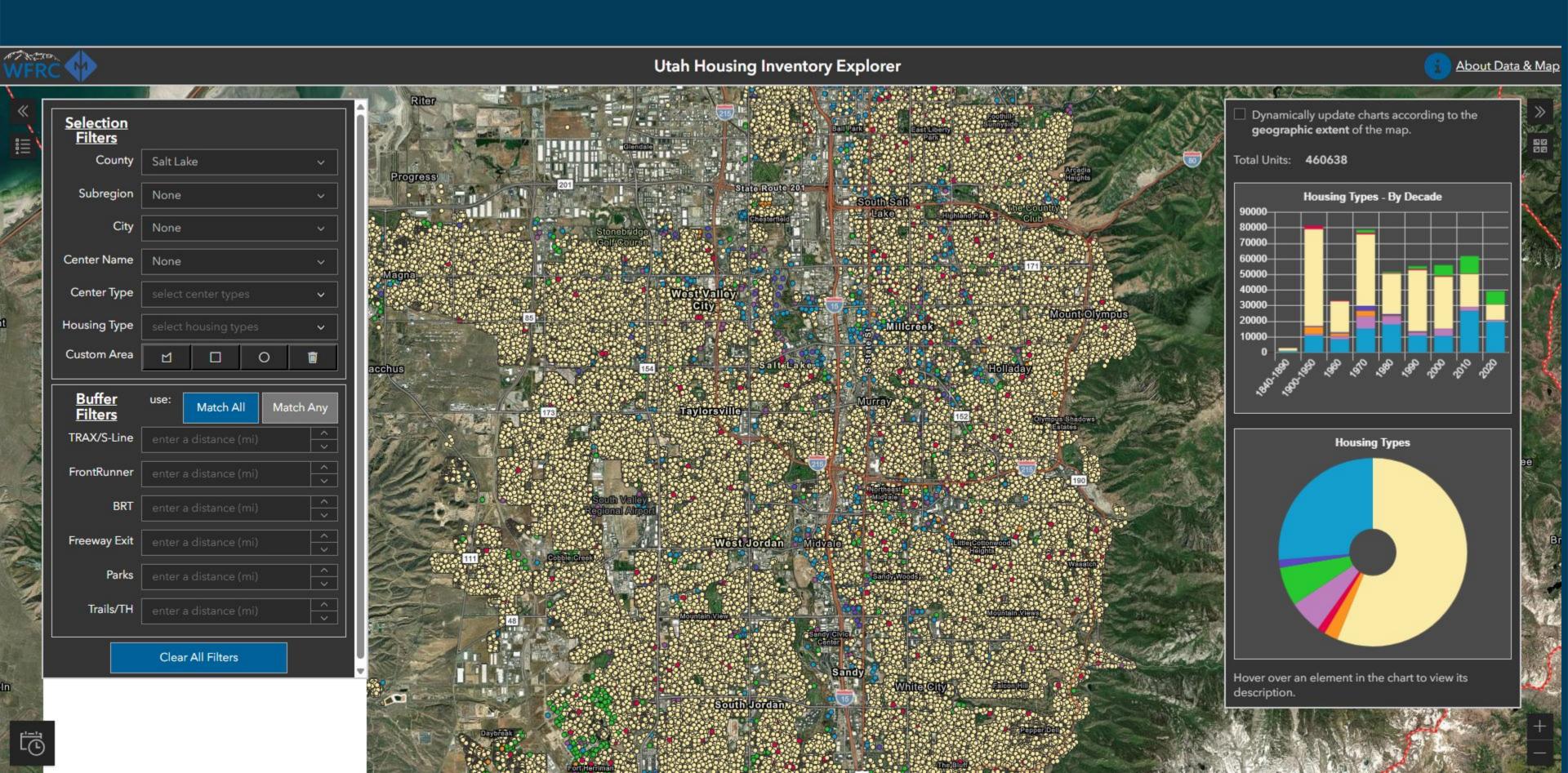


Other ways we work in the housing space:

- engaging in policy conversations to develop tools cities can use to implement plans that increase housing availability and accessibility
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HOUSING TOOLS & RESOURCES



HOUSING TOOLS & RESOURCES



Looking to enhance the housing options in your community? The new **Utah Missing Middle Housing Toolkit can help!**





The Utah MMH Toolkit was developed by the Mountainland Association of Governments (MAG), the Wasatch Front Regional Council (WFRC), the Office of the Property Rights Ombudsman (OPRO), the Utah League of Cities and Towns (ULCT), and the City of Alpine, with technical and consultation support provided by Opticos Design. Support provided by the State of Utah Land Use Training Fund allows this Toolkit to be a free resource for all Utah communities.



Medium

ADU





Duplex

Side-by-Side





Duplex Stacked





Cottage Court





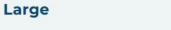
Fourplex





Multiplex

Medium











Medium









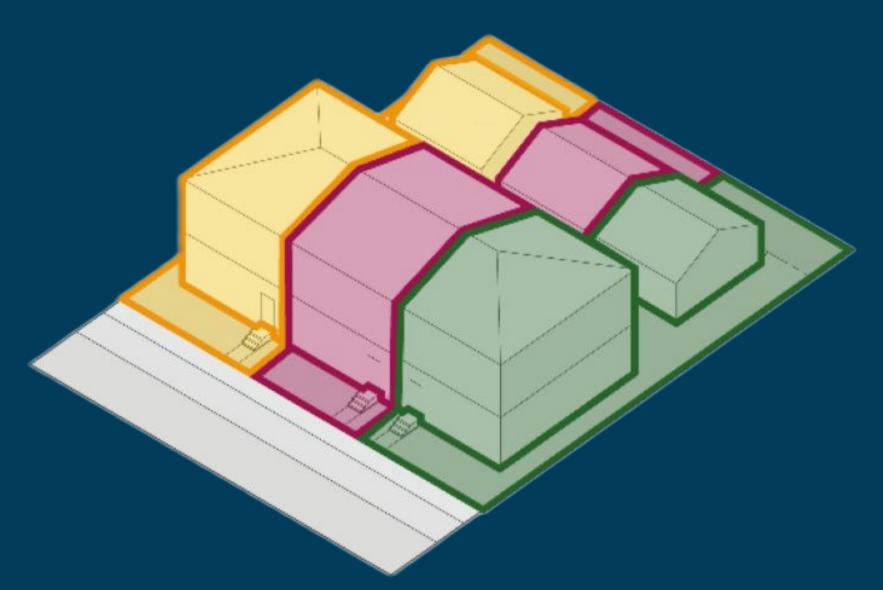
OBSTACLES TO

...CONDOS, MISSING MIDDLE, MIXED USE DEVELOPMENT

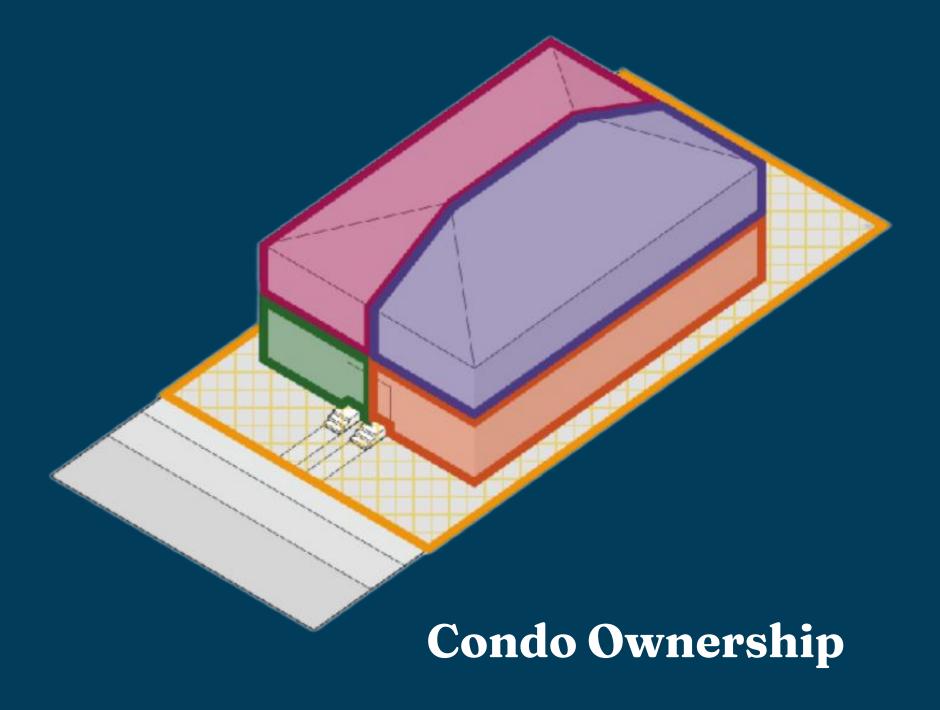




CONDOS



Fee Simple Ownership (Townhome)





OBSTACLES TO CONDOS

Insurance (developer wrap policies)

litigation practices = risk

"surplus lines" are expensive

Financing

higher rates

presale requirements

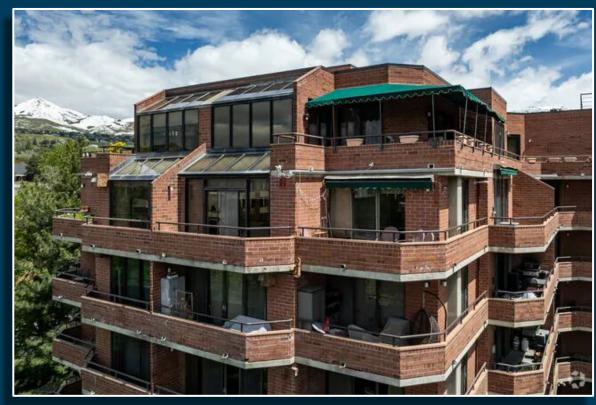
absorption

Cost

customization parking

Stigma

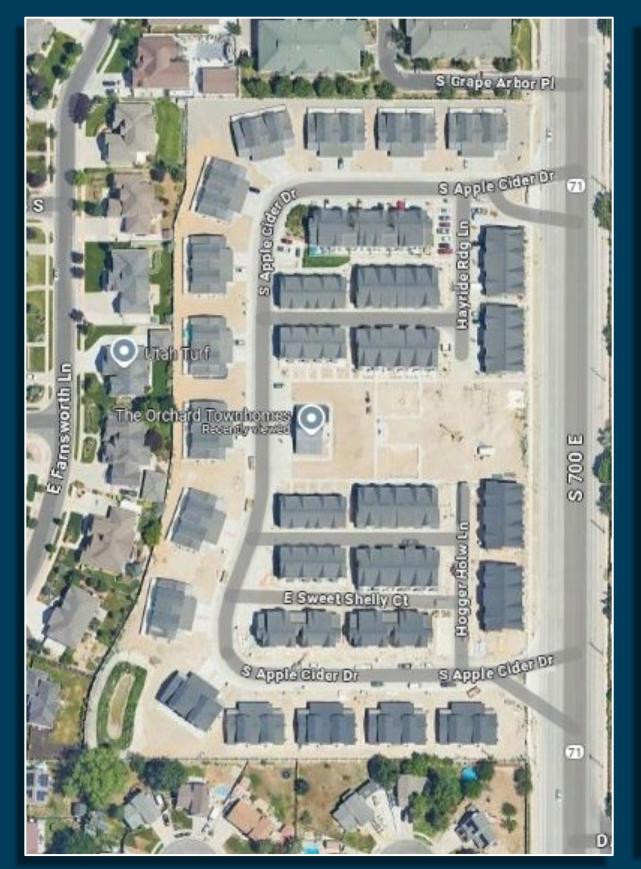






- space
- market entry
- demographic change

Sandy Townhomes
9-10 units/acre







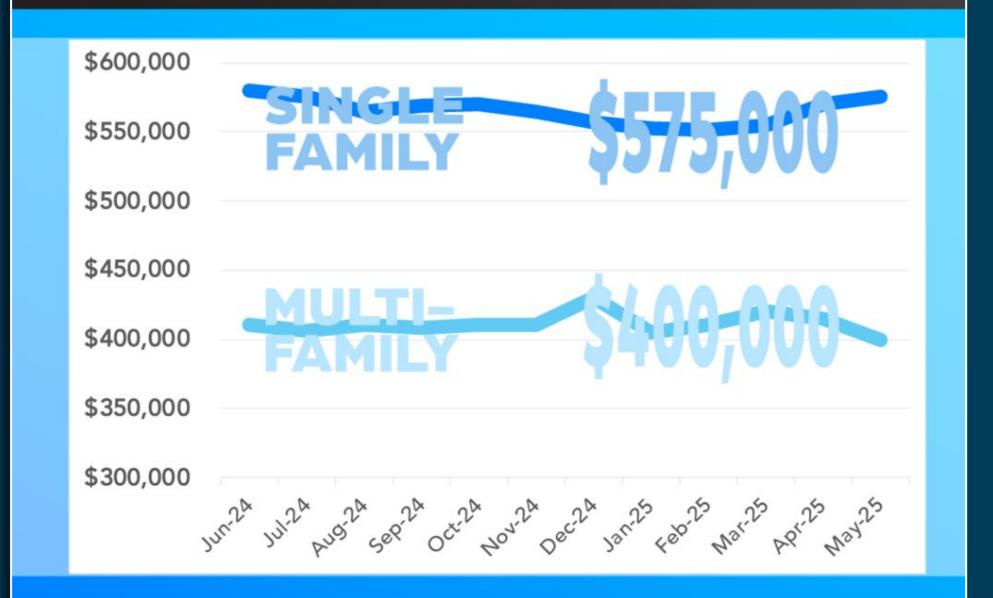
- space
- market entry
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90-94% of UT renters can't afford the median home \$ in their county

Median Home Prices in Utah

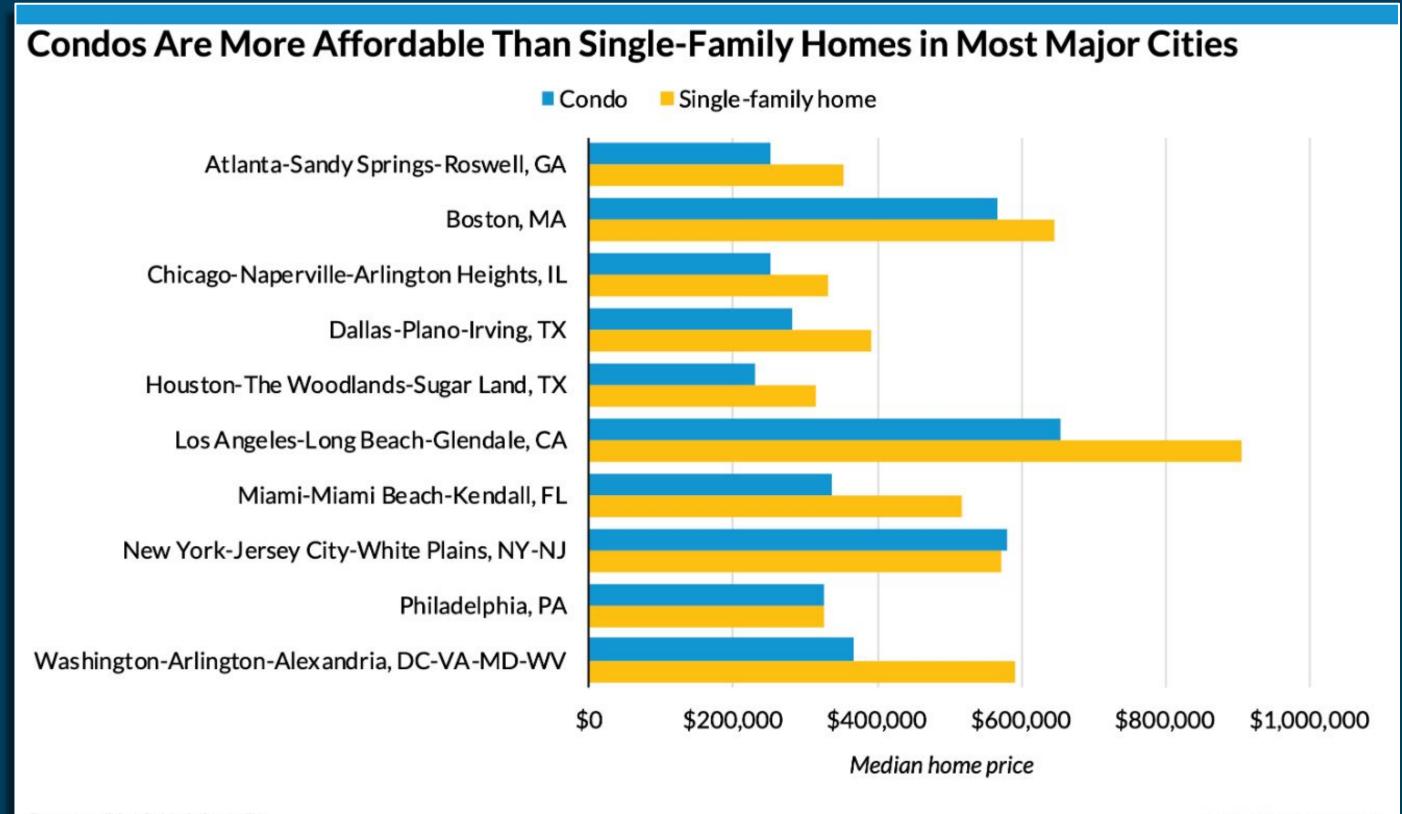
May 2025

Last 12 Months





Utah Real Estate.com



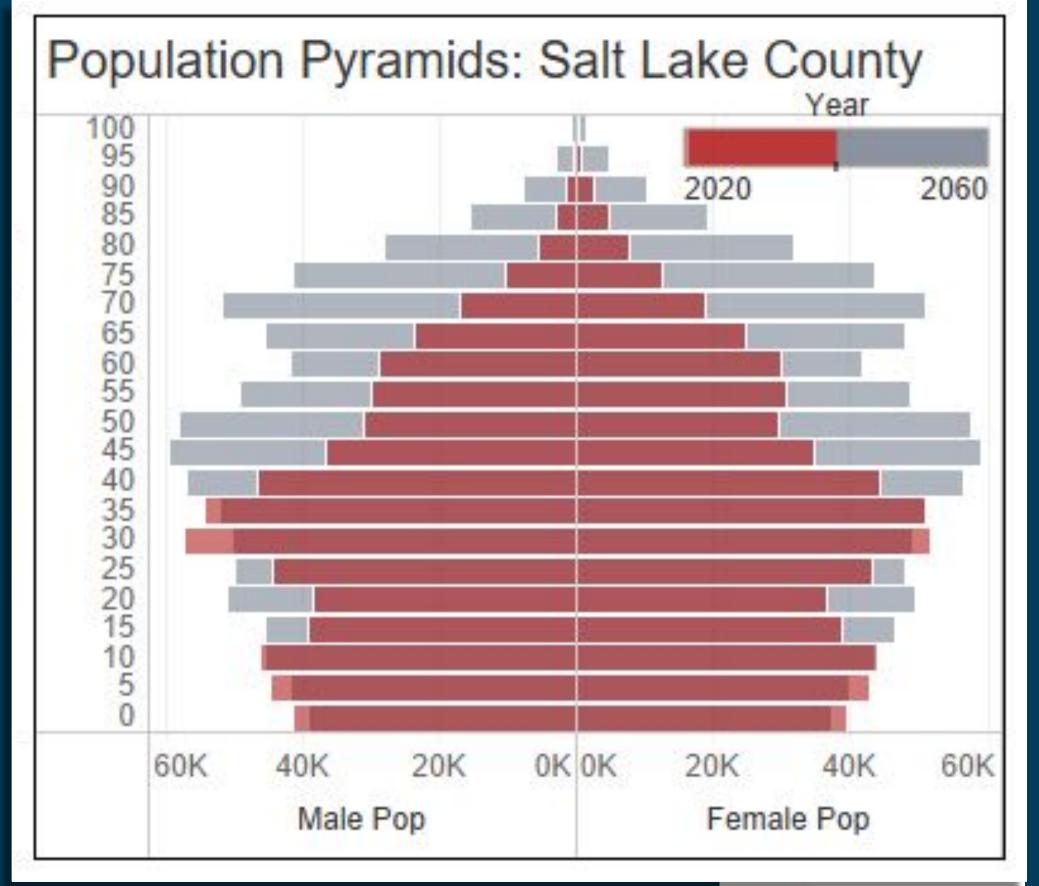


Source: Black Knight HPI.

URBAN INSTITUTE

- space
- market entry
- demographic change

the median age in Utah is projected to continue increasing







WE COVERED A LOT, LIKE...

- → how transportation and housing are irrevocably linked
- → how regional organizations can be helpful in the housing space
- > producing a Vision with a high level of local buy-in
- → the need for technical assistance to bridge the gap between the Vision and local implementation

what other takeaways do you have?



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WASATCH FRONT REGIONAL COUNCIL

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