

Highland City

Revisiting the Town Center Vision

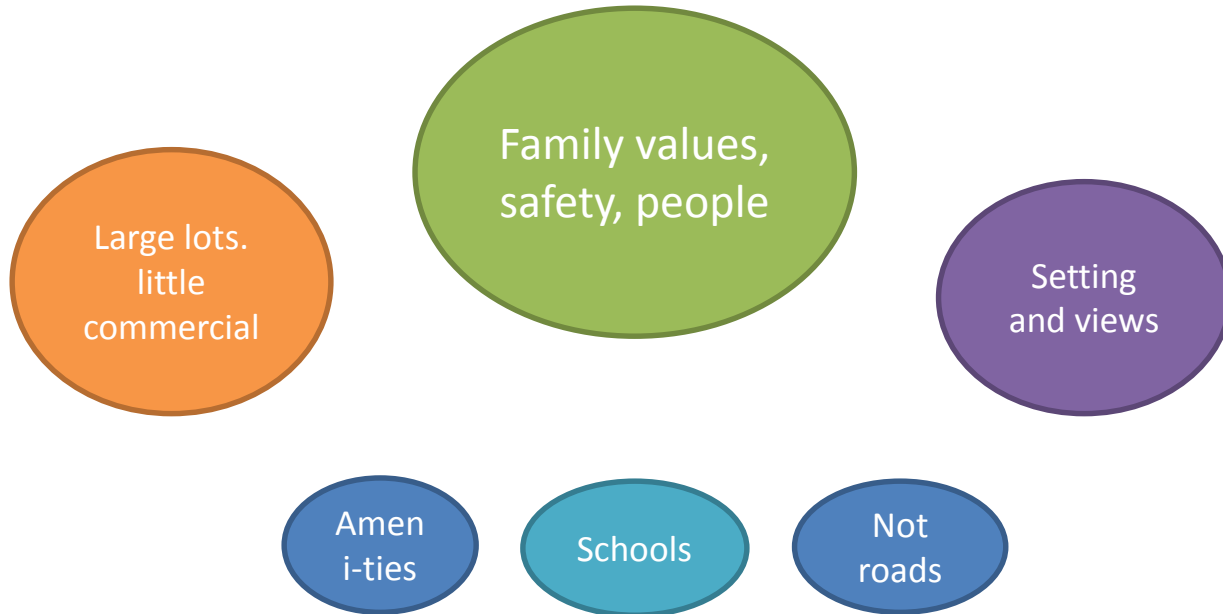


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Highland Town Center – Tonight's Goals

- Review results of Post-its
- Educational Powerpoint on Town Center trends
- Review previous 1999 TC vision/principles
- Revise previous vision and design principles (start with the old and move to revisions)

What makes you want to Stay Forever?



What makes us different?



What would you like more of?

Service
commercial,
businesses

Parks,
recreation
programs

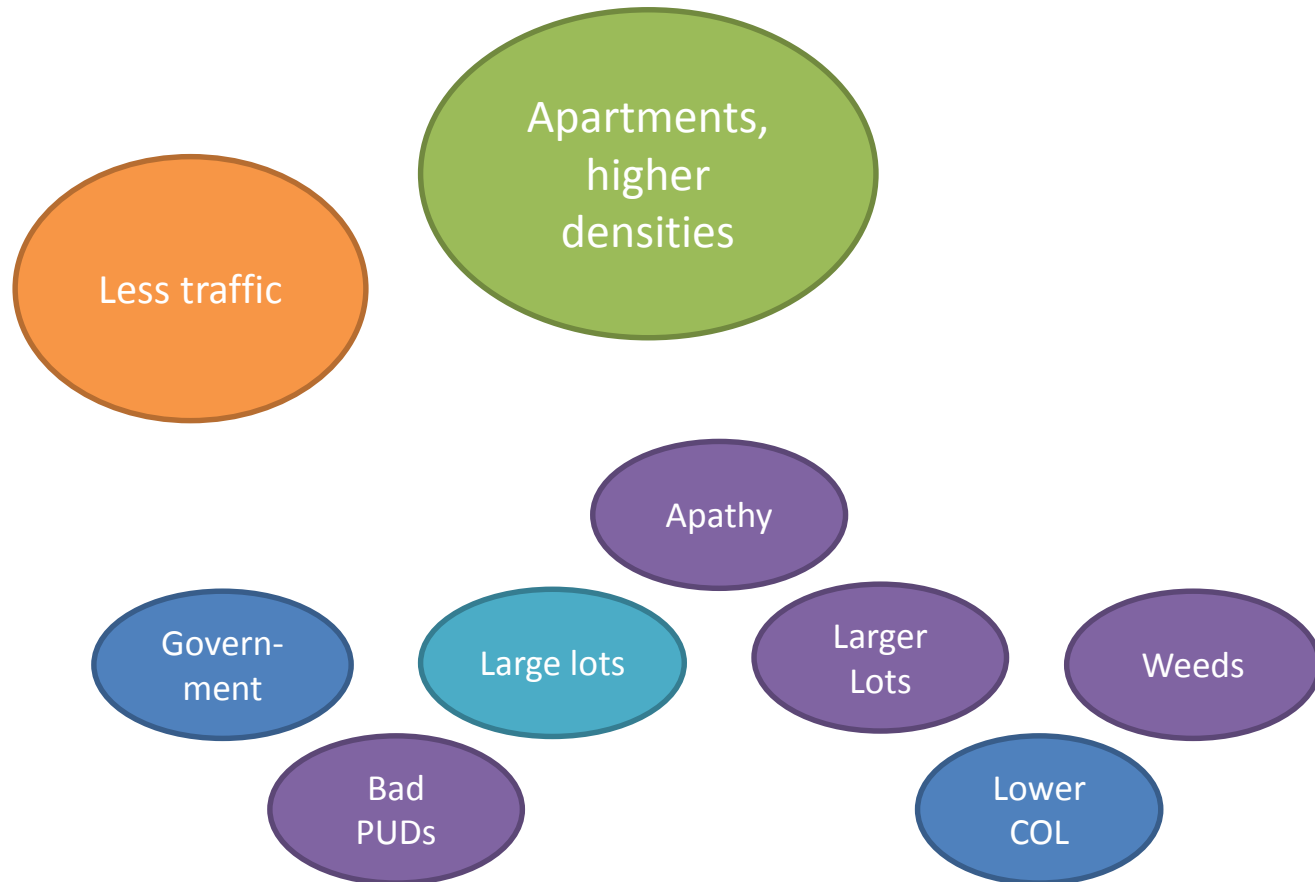
Better
Roads

Status
quo

Diversity

Nice
people

What would you like less of?



Time Machine for the Town Center

Community
activities, gathering
place

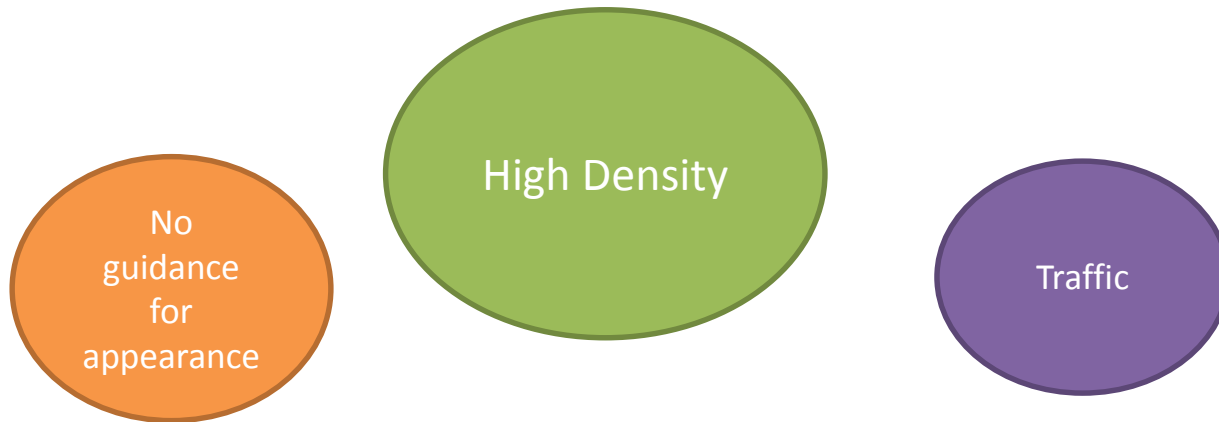
Businesses,
restaurants,
Farmer's market

Good
architecture/planning

No change
in density

Outliers: Retail along the arteries (mixed use residential on upper floors)
Commercial has helped to keep taxes lower/people shop in Highland
Blackstone approved but replaced with awesome businesses
Low crime, no need for police, every level of income, well maintained buildings

Today's most pressing issues?



Outliers: Developments failing to meet community needs (retail)
Visibility of stores
Create an attractive environment for business
Need more business for sales tax revenues
Not enough focus on community development with the emphasis on the Town Center
Get a developer to invest in buildings
What is legally allowed is inconsistent with the desires of the local residents

Initial conclusions

- *The Town Center is seen as different from the standard development pattern in Highland. Desires for it to be an identifiable, activity generating, gathering place conflict with the large lot, higher end, development pattern.*
- *There is not a current, consensus based, articulated vision for the Town Center.*

Mixed Use Town Centers along the Wasatch Front

- Ogden
- Sugarhouse
- South Jordan
- Redstone in PC
- Holladay
- Highland



Ogden



Ogden



Sugarhouse Commons



South Jordan



South Jordan



Redstone



Redstone



Redstone



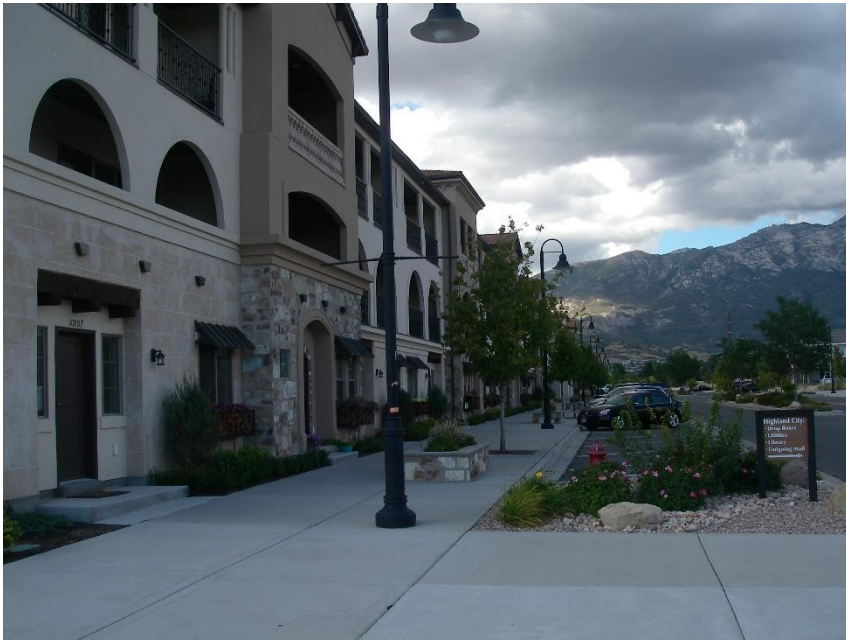
Holladay



Holladay



Highland



What is here already?

- Civic – library, government center
- More dense housing than in the rest of the City, some retail
- Community water feature
- A great location – but not really a corner with frontage
- Available land – Blackstone (?) and about 8+acres
- What components are missing?

Previous Vision (1999)

- *Sense of Arrival and Identity*
- *Commercial and Civic center*
- *Architectural Excellence*
- *Pedestrian Friendly gathering place*
- *Walkable streets*
- *Housing*

What is the new vision?



Previous design principles (1999)

- *Create an enduring and memorable public space*
- *Respect Market Realities*
- *Mixed use*
- *Flexible long term vision*
- *Capture the benefits of density*
- *Connect with the Community*
- *Invest in Sustainability*

What are the new Design Principles?

