

Draft March 2008



Mountain Green, Utah

Town Center

AIA // Design Assistance Team
Final Report

⋮

Draft March 2008

What is a DAT?

An AIA Design Assistance Team, or DAT, is a locally organized version of The American Institute of Architects' Regional Urban Design Assistance Team, or R/UDAT program. The R/UDAT is a results-driven, community design program based on the principles of inter-disciplinary solutions, objectivity, and public participation. It combines local resources with the expertise of a multi-disciplinary team of professionals, usually from the fields of urban design, architecture, landscape architecture, planning, and economic development, who volunteer their time to identify ways to encourage desirable change in a community. The team addresses the social, economic, and political issues as well as develops potential urban design strategies. This comprehensive approach offers communities a tool that mobilizes local support and fosters new levels of cooperation.

A locally-organized DAT, like Mountain Green, draws on local as well as out-of-state professionals to comprise the team, and relies on the local AIA for organizational support. The process and goals are nearly identical with a R/UDAT.

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Following months of preparation, the team visits the community for four intense, productive days. At the end of the visit, the team presents an illustrated document of strategies and recommendations for addressing the community's concerns. Implementation is overseen by a local steering committee of community leaders and citizens dedicated to following up on the recommendations. Team members return within a year to review progress and advise on implementation strategies.

The Steering Committee for the Mountain Green DAT spent eight months preparing for the team visit, conducted October 17, 2007. Led by Tony Pantone, AIA, President of AIA Northern Utah Section, the Committee established a clear purpose for the DAT: to create guidelines for a future town center for Mountain Green, as well as defined community values concerning the area's development and specific "deliverables" for the DAT process. They also raised financial and in-kind support for the team visit, motivated the public to get involved, and generously assisted the team during its four, intense work days. The R/UDAT program has used this grass roots approach across the nation to help create communities that are healthy, safe and livable, as well as more sustainable.

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Mike Wasuita
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To the Good Citizens of Mountain Green:

In inviting AIA Utah Northern Section to conduct a Design Assistance Team [DAT] for your community, you have embarked on an historic event that will resonate in your community for years to come. Crafting a durable vision for your community is demanding and difficult work. Consensus and harmony for all interests at all times for all situations is impossible. However, you are blessed with community and cultural underpinnings that are well rooted in cooperation and a collective spirit of altruism.

With patience and determination, your community will find the collective will and perseverance to provide your children and grandchildren with not only the clean air and open vistas you currently enjoy, but a community richer in choices for housing, career, recreation, and entertainment for all stages of life. Your challenge is crafting a Town Center that responds to the needs of all residents: civic gathering spaces of unique character, streetscapes that are pedestrian friendly, preservation and enhancement of creekbeds that provide linkages and connections, and an expression and celebration of Mountain View's unique history and heritage.

In creating a vision plan for Mountain Green, we have listened to many constituencies over two full days of input and have blended local citizen concerns with national quality expertise in town planning, landscape architecture, and the built environment. This plan is only a beginning of the hard work yet to come.

It is important to emphasize that this vision plan is only as durable as the collective community memory and it is our

team's hope that elected officials, planning commission members, Design Assistance Team steering committee members, and involved citizens will invoke the spirit and memory of this community planning effort when individual development proposals are reviewed, discussed, and adopted.

It has been a thrill to be so welcomed and loved by so many residents of Morgan County and look forward to visiting you again in the future as your vision of a livable community is realized.

There can be no more noble undertaking than to leave our children a town of life, beauty, and wonderment.

James Logan Abell, FAIA

James Logan Abell, FAIA, LA
Mountain Green DAT Team Leader



**“We want to keep this a rural area, but we also need to make it economically viable. We need controlled commercial development to keep taxes down and allow for public infrastructure.”
David Potter**

Mountain Green lies near the mouth of Weber Canyon in the northwest corner of Morgan County and is accessed by I-84. The Morgan Valley is traversed by the Weber River – a favorite of anglers and birdwatchers. The river corridor is winter range for bald eagles and is a major flyway for many avian species. Originally inhabited by a number of Native American tribes, the area became a major rendezvous location for fur trappers and Indians in the early 19th century. Today, the route linking Ogden and Morgan valleys is still named Trapper’s Loop. About 1835, the first white settlers, Ben and James Simon, came to Mountain Green. They were joined twenty years later by the Mormon pioneers.

The French and American trappers described their reliance on the environment for their very livelihood as “aux aliment du pays,” or “nourishment of the land.” The 4,000 present-day residents of the Mountain Green/Trappers Loop community also seek aux aliment du pays, a lifestyle that yields health and spiritual nourishment through strong connections to the landscape. At the same time, the development patterns of Mountain Green over the past four decades do not offer nourishment to the land. Predominantly a bedroom community with 66 percent of the residents commuting to employment along the Wasatch Front, Mountain Green is a series of residential subdivisions injected into agricultural uses. The development of Snow Basin into a world-class winter resort and its role in the 2002 Winter Olympic Games has raised the profile, and the stakes, for Mountain Green. Housing sizes and price ranges have increased dramatically and development pressures are mounting. As a result, the community has become unaffordable to young families. The population as well as the development typology is becoming increasingly less diverse.



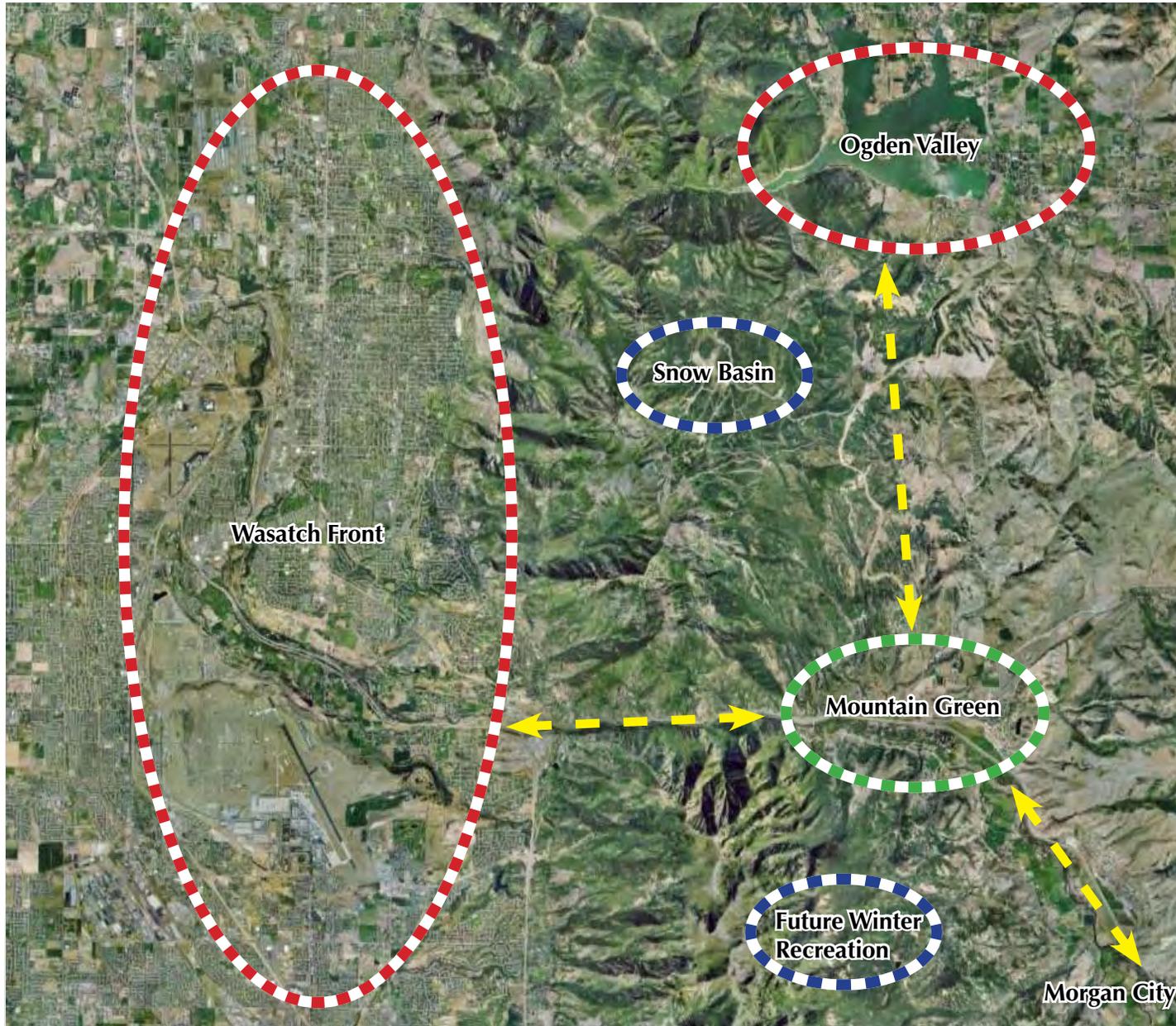
Drawing showing a Trapper and Native American rendezvous. Mountain Green was a major rendezvous location in the early and mid 19th century

Municipal Services, and Governance

Mountain Green lies within unincorporated Morgan County. Municipal services are provided by Morgan County, special service districts (sewer and fire) and private companies (culinary water). Comprising about half of the county’s population, Mountain Green residents may choose to incorporate and have more local control over the delivery of services in their community. However, the ability to do so may be limited until there is a stronger tax base in Mountain Green.

The combined property tax rate for Mountain Green property owners is about half the median rate for Salt Lake County, yet tax rates are of concern to area residents. A recent \$24 million bond issue for new schools was only passed after three prior failed ballot attempts. Mountain Green’s property tax base is about \$386 million, just over half of total taxable value in Morgan County. The area is primarily residential and subject to Utah’s 45 percent property tax deduction for primary residential uses, so it is clear that the housing values in Mountain Green are substantially higher than those in the rest of the county. Even so, it is unlikely that the tax revenues generated in Mountain Green cover the full costs of municipal services. Without additional commercial development, incorporation of Mountain Green would require a noticeable increase in property tax rates.

The continued residential growth in unincorporated Morgan County also poses risks to the long-term fiscal viability of Morgan County.



Major Recreation

- Ogden Valley:
- Pine View Reservoir
 - Wolf Mtn. Resort
 - Powder Mtn. Resort
- Snow Basin Resort
Wasatch Mountain Range

Wasatch Front

- Major Commercial Center:
- Ogden
 - South Ogden
 - Riverdale
 - Layton
 - Greater Salt Lake Area

Major Recreation to the South

- East Canyon Resort
- Round Valley Resort
- Park City Resort

Planning Ahead

The decisions made now by Mountain Green residents and leaders will affect the lives of residents for generations to come. Buildings generally last well over a century. Rights-of-way, once established, can essentially last forever. These decisions will affect housing, mobility, pocketbooks, shopping, air quality, and ambience. Therefore, they should be made with an eye to the very long term so that they add to the quality of life of future generations.

Morgan Valley ranches and farms in the age of expensive oil

Household daily transportation costs are over 20% of a family's gross income in much of Utah. As the world moves past its peak oil production, many experts are predicting that gas prices will trend even higher. Higher gas prices could increase the cost of bringing food to Morgan County from out of state, giving local farms and ranches a stronger position in the market than they have today. When we also remember how close the big markets of Salt Lake and Ogden are to Morgan county, it is possible that the best days for local farms and ranches are ahead of us. We recommend keeping this in mind as decisions are made about the pattern of valley growth. Development is needed, but once established, it will never be replaced with fields and open places.

A town center can reduce commuting

Growth patterns and how we get around also affect the air we breathe. The Morgan Valley is fortunately situated above the smog that settles on the Wasatch Front during winter inversions. However, residents of Mountain Green contribute to the air pollution in the Wasatch Front when they work, shop, or go to sporting events in the Ogden or Salt Lake area. With a town center, however, residents

would no longer have to travel to other communities to visit a grocery store, pharmacy, dry cleaner, or restaurant. Many workers would no longer have to drive to the Wasatch Front to get to their offices. Thus, development decisions that reduce the need to drive long distances will help to keep the entire region a great place to live.

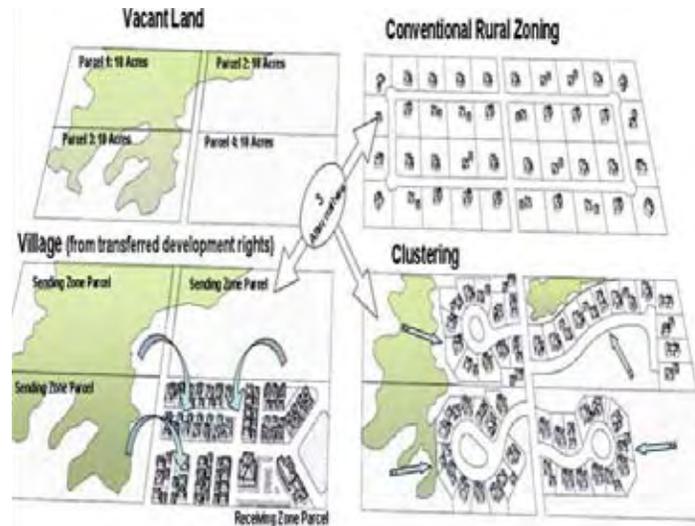
Increased economic activity in Mountain Green could also encourage the development of public transportation options. Sometimes small town valleys prized for their quality of life, but accompanied by high housing prices – like Morgan Valley - can actually grow quality bus service. Workers that need to get to restaurants and other service jobs often can't afford the high cost of housing nor can they handle the high cost of a long commute. Thus demand for transit can increase greatly. For example, the Roaring Fork Transit Agency in Aspen, Colorado provides about 4 million rides by transit each year. Although Morgan County does not have the demand for these service workers today, a look at the very long term suggests that additional different transportation options could be created.

Creating housing choices

As people move through different stages of life, their housing wants and needs change. Most people can't afford to buy a single family home after they leave their parents' nest. Condos or townhouses in the town center could give more housing options to young adults. This housing could also accommodate the needs of retirees; the American Association of Retired Persons (AARP), has found that 86% of older Americans prefer to remain in their neighborhood after retirement, keeping longtime friends in their community. The city center could provide housing for those who would like to reduce their house and yard size, yet who would like to remain in the area.

Transfer of Development Rights

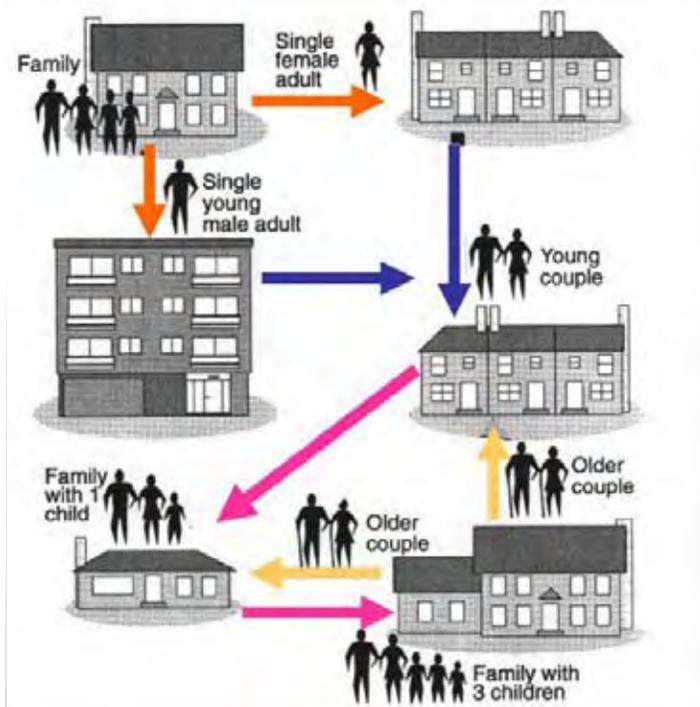
Transfer of development rights (known as TDR's) is a system whereby a landowner may sell some or all of the rights he has to build homes to a landowner in another location. It is a private market transaction involving a willing buyer and a willing seller. The seller - even if he sells all his rights to develop - continues to own the land and can farm it, sell it for a conservation easement, or explore the remaining development opportunities. Establishing an effective TDR system involves challenges such as identifying where development rights can be received and setting up the record keeping. Despite these challenges, we encourage Morgan County to look into TDR as a system to give landowners private market compensation when they voluntarily wish to conserve some or all of their land.



Open space preservation

Morgan County can further support the establishment of a TDR program by identifying appropriate sending and receiving zones. The TDR plan must address those areas both inside and outside of Mountain Green. The greatest benefit of the TDR system, is the preservation of the vast open space in the County, not around Mountain Green, but between and surrounding the other towns and villages identified in the County General Plan.

Sending areas are those areas identified as crucial for open space preservation. Those areas can be the open green areas along the freeway corridor, areas between the neighborhoods of Mountain Green, as well as those areas of greater regional significance, including the Weber River corridor, agricultural lands between towns and villages, and the vast mountain highlands. Sending areas for Mountain Green should be those areas identified on the future land use map as green belts and open spaces. Sending areas with already low densities will have to be incentivized initially to encourage the economical viability of the system. Many successful examples exist that Morgan County can model their system upon.



Receiving areas should be identified within the Town Center and neighborhoods of Mountain Green. TDRs for the town center can be from the same development parcel, or may be transferred from other designated sending areas within Mountain Green or the areas immediately surrounding the Town of significant importance.

County officials and citizens can further support open space and a TDR program by supporting tax initiatives to purchase development rights from those areas deemed to be of supreme importance for preservation. Careful evaluation and ranking of sending areas, along with additional incentivization of the most significant open space areas should be done by the citizens, aided by professionals experienced with successful TDR programs.



Most of Morgan County's buying power is spent outside of the county, but within a 15-20 minute drive. Within Mountain Green, there is a convenience store/gas station but little other retail. Small manufacturing facilities are located in the light industrial areas surrounding the small county owned airport. Agriculture and grazing maintains a presence, and state land management agencies consider much of the agricultural land to be prime, but threatened.



Locally based choices are sustainable to a community and are the recommendation of the DAT.

Locally-based economic opportunities

Commercial potential in Mountain Green can be segregated into two categories – tourism/resort-based demand and locally generated demand.

Tourism/resort-based demand

Mountain Green is the gateway to the Snowbasin ski resort, home of the giant slalom and downhill races of the 2002 Winter Olympic Games and Ogden Valley, a rich recreation area with skiing, water sports on Pineview Reservoir, camping and second homes. Another world-class resort is planned on 13,000 acres just south of Mountain Green above the Peterson Village. The bulk of resort demand will ultimately be accommodated by the development at Snowbasin, but Mountain Green is the main northbound thoroughfare to Snowbasin, Ogden Valley and Powder Mountain, another ski resort. While annual average daily traffic counts are presently fairly low (about 6,000 in 2004), it is not unreasonable to assume that these numbers could easily grow, supporting additional retail. Proximity to Interstate 84 also supports the development of boutique hotels.

Locally generated demand

At the public meeting, residents spoke against creating sprawling retail centers populated with big box stores. They are comfortable with driving 10-15 miles to purchase the bulk of their food and household goods. Nor do they want or expect the full range of retail and professional services. Rather, Mountain Green residents prefer small scale retail that meets basic needs. They offered suggestions as to the types of businesses they would support including a small grocery store, a daycare center, salons, boutiques, cafés, and an ice cream shop. Therefore, the amount of commerce viable in Mountain Green should be based on capturing about 30 percent of typical purchases by residents, augmented by tourist spending.

By linking the retail to local agricultural producers, the community can also provide some market for area farms and ranches. A small grocery store could showcase locally grown lamb, beef, dairy products, flowers and produce. A restaurant could be developed along the lines of the Hell's Backbone Grill in Boulder, Utah, which serves regional, organically-



Figure showing Hell's Backbone Grill, Boulder, Utah. An example of a locally supplied restaurant that contributes to a sustainable community.

"Small businesses incorporated into the town center would provide opportunities for our children to learn the value of work close to home."
Pete Robins

grown food. It could also be linked to small-scale lodging, just as Hell's Backbone Grill is associated with Boulder Mountain Lodge.



Figure: John Browning, founder of Browning Arms, an international firm headquartered in Mountain Green.

Mountain Green is home to Browning Arms, a small, internationally known corporation founded in 1897 by John Moses Browning, an Ogden native. Employing about 100 staff, Browning should be invited to be a signature component of the new town center. A new headquarters building could anchor the office component of the center while the firearms collection of the Browning family--now housed in Ogden's Union Station, could be displayed more appropriately at a museum within the world headquarters. Currently Browning operates a small outlet store in Morgan City. The town center would be an ideal location for such an outlet. Locals and visitors alike could purchase outdoor recreational supplies from Browning, thus further supporting the local economy. A market exists for other businesses that compliment Mountain Green and the vast recreational opportunities. Examples would be retail outfits that support skiing, biking (both street and mountain), hiking, camping, fishing, aviation, etc.



Figure: The Browning gun collection, would appropriately be located at the new signature headquarters building and museum.



Example of small format grocery store

The citizens of Mountain Green take pride in the cleanliness of the air and the environment and have shown a desire to live in ways that support personal health and foster a sustainable community. However, individuals sometimes lack knowledge of the steps to take, or believe that the responsibility to act rests in the hands of others. Mountain Green now has a unique opportunity to implement steps that will empower the community to preserve the healthy environment that they enjoy.

The elements of a healthy life are many and vary from the obvious to the obscure. With a focus on each of these elements, preservation of lifestyle can be guaranteed. These elements include: creating and maintaining trails systems, encouraging recreation that promotes preservation of environment, protecting air quality, encouraging ecotourism, and providing access to the surrounding natural resources.



Contradictions of Values and Actions:

I don't mind driving to Ogden for groceries and essentials.....
I am concerned about air quality.

I want my children to live here and raise their families...
I don't want any more growth.

We love the outdoors and the natural environment...
All the open space is privately owned.

I am worried about my property taxes going up...
I don't want any commercial development.

I moved here for a rural lifestyle...
I live in a subdivision of a former farm property.

**"I would like to see paths that connect neighborhoods to each other and to the town center."
Elaine Cunningham**



Trail Systems

Citizens chose to live in Mountain Green to be close to nature. They have indicated a strong desire for an extensive trail network that connects the various residential areas and the town center. Establishing a trails network encourages a way of life that promote fitness, exercise, and healthy living. Trails provide a place for safe outdoor recreation as well as travel. Families can walk to the newly established town center without dodging cars. Children are able to walk to school and be surrounded by nature's classroom, which will foster appreciation for the beauties of the world around us and will encourage them to value and protect the natural environment.

Mountain Green has some trails in place, but lacks a network that can tie together the entire community. Trails are an amenity to the neighborhoods around them; they increase desirability of property and provide a space for adults and children to run and play. Studies by the Conservation Fund and Colorado State Trails Program show an increase in land values and a decrease in crime along trail systems.

Air Quality

One of the most desirable attributes of Mountain Green is the clear, crisp air. Mountain Green is removed from major centers of employment and basic services. If development pressures continue and population increases, the resulting escalation of automobile travel will inevitably pollute the air citizens breathe.

In order to maintain air quality and clarity the community can implement two primary strategies: first by requiring vehicle emissions testing and air quality monitoring; and, secondly by supporting alternate forms of transportation such as walking, biking and transit. As we make fewer solo trips in our cars and more trips on foot, on bike, in carpools, or by

public transit, the air quality can be preserved. The development of a town center will help reduce automobile travel by providing opportunities for local employment and availability of basic services, food, and entertainment.

As light pollution obscures the stars for Wasatch Front residents, local dark skies in Morgan County become more valuable. Night sky ordinances should be adopted and enforced not only on new development but existing homes, ecclesiastical buildings and businesses.

**"I am concerned that bringing additional businesses, people, and cars will add to air pollution. The pure clean air in our valley is what I moved here for and it needs to be preserved."
Anita Brooks**



Recreation

Mountain Green and the surrounding areas offer varied opportunities for recreation, including skiing, hiking, snowmobiling, snow shoeing, horseback riding, cycling, running, rafting, fishing, and hunting. With these recreation opportunities come challenges in protecting of the natural environment and its resources. It is critical to evaluate the current and future choices to minimize long-term environmental impact.

Development and improvement of recreational opportunities should be done carefully to conserve the natural environment. Signage programs that identify sensitive flora and

fauna should be adopted on trails and parks. Education initiatives to inform the public about the necessity of controlling pets in open spaces and on trails should be created to protect the environment and the wildlife that it supports. Such programs can also be implemented in the schools to actively recruit children in the preservation of the natural environment that the community values so highly.

Providing a variety of recreation choices increases the opportunities for the entire family to recreate together, which will strengthen the underlying fabric of the community. It is important that these choices provide access to the environment, but with minimal impacts.



Encouraging Ecotourism

Mountain Green functions as a critical gateway to the recreation opportunities afforded by Snow Basin, Ogden Valley, Powder Mountain, the Wasatch Cache National Forest, the Weber River, Morgan Valley and the rest of the “Wasatch Back.” In addition to the developed recreation resources, ecotourism can play a more central role in attracting visitors to the area, while placing less stress on the environment. Wildlife viewing, hiking, and just enjoying the incredible beauty of the area is attractive to international tourists and can offer a large economic benefit to the area. Eco-tourists look for unique experiences and favor smaller-scale facilities with a strong local flavor.



Ecotourism:

The practice of touring natural habitats in a manner meant to minimize ecological impact.



“I would hope to see bike and running trails that are properly designed and constructed that encourage people to engage in a healthy lifestyle.”

Dave Albrighten



based upon suitable habitat and wildlife, the amount of land and the length of time the land or water is enrolled in the program. Those enrolled in the program are afforded liability protection under Utah State Law.

Another opportunity is to use regional parks impact fees to purchase access easements for identified regional trails systems. Such use of funds should be given high priority. Another possibility is the use of development incentives, such as bonus density for conservation and access easements, or allowances for reduced lot sizes. With these options the community can take steps to create greater access for all, creating an overall healthy citizenry while protecting landowner rights.

Access to Surrounding Natural Resources

Mountain Green residents have expressed concern at the lack of access to many of the natural resources available in the Mountain Green area. Approximately 95% of property within Morgan County is privately owned and controlled. This situation creates a difficult condition in which many of the natural features of the valley, including the Weber River, are unavailable for general public use. Other portions of the Weber river have been made accessible through donated and purchased recreation easements permitting fisherman to access this beautiful natural resource. If these patterns are followed through Morgan Valley it will open doors to healthy recreation for a greater segment of the community

The County Parks and Recreation Board should pursue additional recreational access and programs. One program, offered by the Utah Division of Wildlife Resources, is a walk-in access program to compensate private landowners for allowing public access for hunting, trapping, and/or fishing privileges. Landowners receive monetary compensation

Town Center Landscape Principles:

Due to its ability to connect the town center to the outlying residential developments, connected, natural open space is a vital component in the Mountain Green Town Center Master Plan. A strong network of greenspace provides residents with accessible and enjoyable routes to and from their homes to the town center. These openspace linkages should be integrated into the town center, allowing citizens to access necessary services via landscaped pathways.

Landscape treatment within the town center should reflect a level of refinement that speaks to its civil and social importance. Residents should feel a difference at arriving in the town center as they transition from open space, trails, or city streets. This difference can be manifested through a higher refinement of planting types, and enhanced hardscape, and other elements.

In order to create a pedestrian friendly environment, streets within the town center should be scaled appropriately. Proportions should be carefully studied in regard to shape, size, and texture in order to assess relationships to the surrounding contextual landscape, vistas, and adjacent buildings. Public open space should take advantage of open sunny areas to compensate for shorter solar cycles.

In order to meet growing demands for league based sports, the creation of several acres of active recreation space is necessary and would add to the aesthetic value of community if placed near residential neighborhoods.

Bike lanes should be provided on city streets and within the town center to accommodate users that may arrive by bicycle. Providing for alternative modes of transportation is vital to maintaining the high quality natural environment that all residents enjoy.



Public gathering spaces



Interpretive Walkways Throughout Community

**"...in Sweden and they have it all figured out. There is not only one bike path, but two on every road....It's the best example I have ever seen of bike transportation that actually works."
Randall Heath**



Bike path and pedestrian trails



The town center should be designed to accommodate the "social stroll", demonstrating continuity, appropriate length and width. Walkways should create loops, such as around a square, and provide connections to destination points.

Customarily wide street widths need to decrease near the town center to slow traffic and enhance the intimate atmosphere.

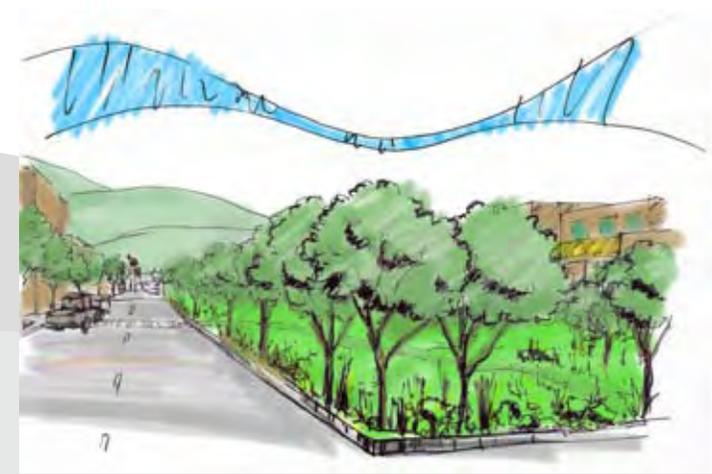
Materials should be complementary to building type, style, scale, and finish. Colors that conform to natural scenic beauty should be used to maintain the scenic nature of the current community.



Town center street scape

Street furnishings should reflect the character of the architectural and thematic style of the town center. Furnishings should be placed in safe, comfortable places and should take advantage of key nodes, plazas, and views into and out of the site.

Sidewalks connecting to the town center should be no less than 6' in width to allow groups of two to pass one another without impeding other foot traffic. In town center sidewalks should have ample width to accommodate business sidewalk retails, cafe's, markets, temporary signs, public gathering spaces, and rest areas.



Town center square landscape

The use of native and adaptive plantings within and around the town center will further the intermountain regional context of the site and allow low landscape water consumption. This vegetation should complement architectural elements in the enhancement and creation of space.

Landscape elements must be carefully designed and selected to integrate local elements into the town center. Residents should feel a connection to the town center--not in its individuality as a site, but as a familiar element, reminiscent of the larger landscape that surrounds them. This could be accomplished through several avenues, including: regional interpretive program elements, use of local materials or building techniques, providing elements of the rivers, riparian, and agricultural, ranching heritage as a reminder of the cultural and historical significance of the place.

Vegetation should be used to maximize solar gain in the long winter months on southern facing facades through the use of deciduous tree species. These trees could provide shade to these same façades during summer months, lowering energy consumption for cooling.

Parking lots should have ample planting islands with deceduous trees to reduce heat island effects.

Arterial and collector roads should have sufficient right of ways to provide wide landscape buffers. These lanscape buffers should contain elements such trees, shrubs, other appropriate planting, berming, pedestrian walking paths, and biking paths with sufficient distances to provide safe travel with vehicular traffic. Major collector roads such as Trappers Loop and Old Highway should have a minimum landscape buffer width of 26'.



Recreational underpass

**“Mountain Green has its own unique and individual history, ...our town center should reflect that history and our roots. We should create something unique that belongs to Mountain Green.”
Elizabeth Chan**



Existing trail with native vegetation



Vehicle / pedestrian relationships

Preservation

As Mountain Green becomes more developed, care should be taken to preserve the beauty and richness of the area, whether it is the landscape, air quality and night sky, or interpersonal community relationships. Preserving these key elements is what helps make a community enjoyable.

Current Conditions:

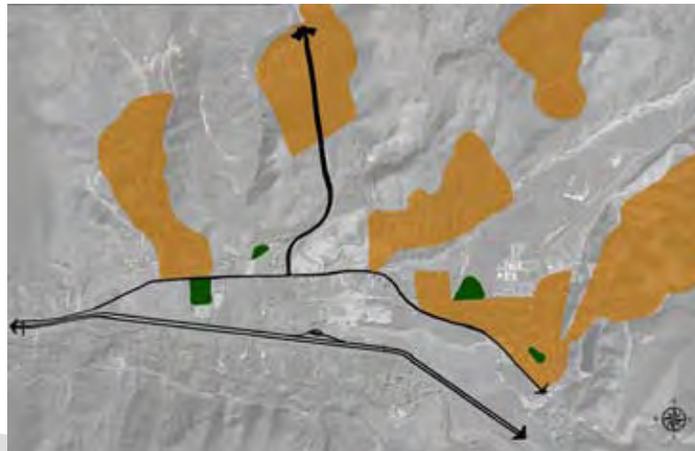
Due to the topography of the area, existing developments have evolved as isolated islands. By connecting the developments with the new town center, residents will have the ability to connect on several social levels.

Watershed and Natural Corridors:

The natural health of the stream channels and adjacent riparian corridors are vital to the natural ecosystem habitat of the entire region. Preserving these critical corridors should be done by creating a buffer of at least a 100' from the center of the stream bed. Preservation of these corridors will assist in mitigating natural drainage issues of floodplain preservation, infiltration, and erosion. The health of these corridors reflects the health of the natural systems that surround them.



Natural pathway



Existing roads, parks, and residential neighborhoods

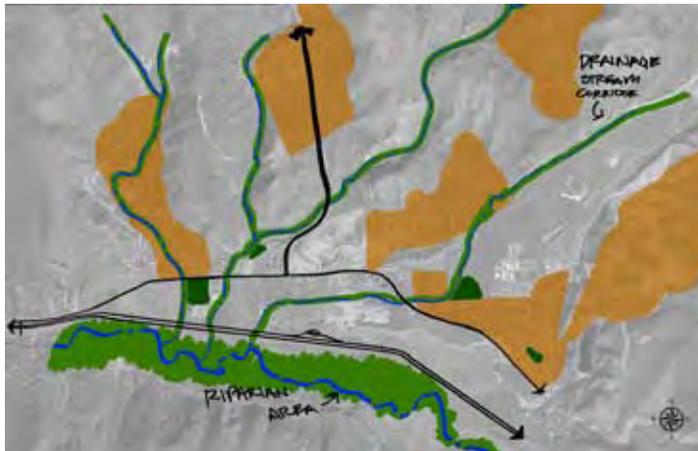


Watersheds of Mountain Green

Natural Habitats:

Many diverse habitats exist in Mountain Green for both wildlife and vegetation. Contiguous open space connections should be maintained. Riparian corridors are valuable resources of food, water, cover, etc., for wildlife. Preservation of these open spaces and riparian corridors will assist in preserving the natural character of Mountain Green.

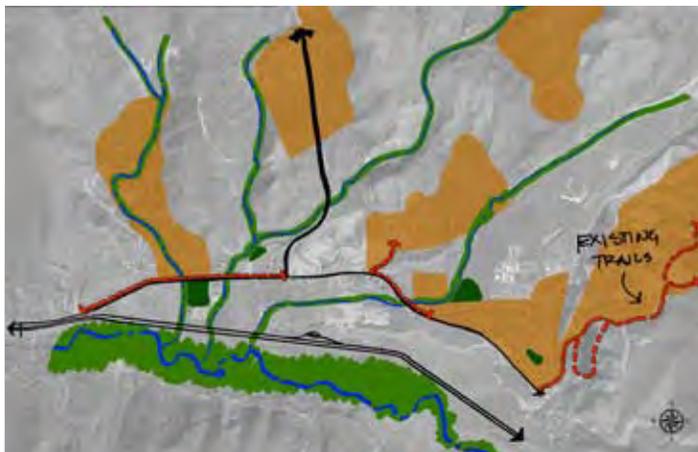
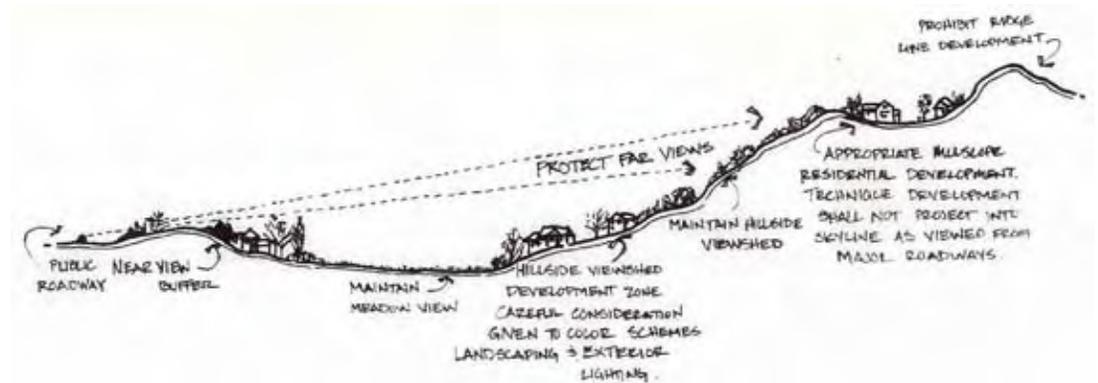
Existing corridors in their natural state connect the upland mountains into the future site of the town center.



Stream corridors

Viewsheds:

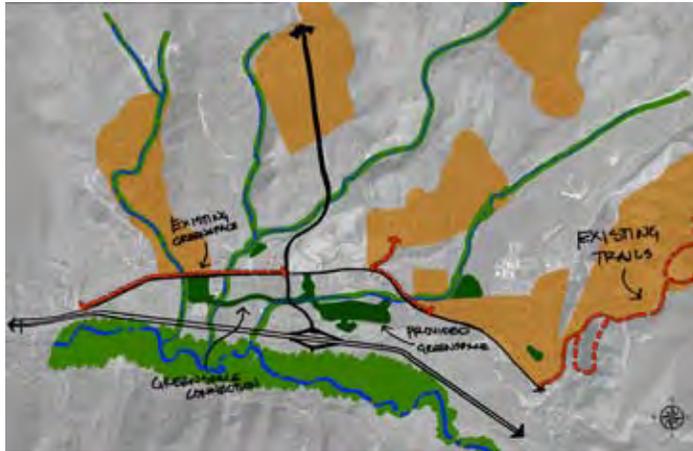
In order to preserve the natural and rural character of Mountain Green, view sheds need to be preserved and protected. Visual access to the mountains from roads, trails, and residential areas can be maintained with careful placement of structures and vegetation. Building height, color, and orientation will play an important role in preserving the valued viewsheds of Mountain Green.



Existing trails

Rural Lands:

Rural lands are an integral part to the character of the Mountain Green area. Opportunities to continue agricultural practices should be maintained and protected. When development occurs in these agricultural areas extreme care should be taken to preserve the visual integrity and psychological connection that Mountain Green has to its rural heritage. Alternative agricultural practices such as organic produce production, stabling of livestock owned by community residents, and shared community garden programs could add economic viability to existing agriculture lands.



Proposed green space

Open Space:

Open space which is usually associated with landscape preservation can be a natural resource to every community. These spaces are categorized as rural lands, wilderness, parks, greenways, and drainage corridors. Reasons for preserving open spaces are for the protection of viewsheds, wildlife habitat and other natural systems. Open space has been a vital component to the essence of Mountain Green because of the historical land use. Mountain Green now has the opportunity to decide what lands they would like to preserve before it is all developed. Through collaboration with the county, developers and land owners, agreements can be reached that achieve a mutually beneficial result. Open space that is deemed as a valued amenity will require the implementation of necessary tools, policies, and programs to compensate the land owners for their unused land.



Proposed trail network

River Path through town center:

Trail systems provide an important method for connecting residential neighborhoods together and to the town center. By incorporating trail systems along drainage corridors and preserved open spaces people will be able to experience the grandeur of Mountain Green. When transitioning from these trail systems into the town center, there is the opportunity to reflect natural channels on pathways. By forming a dry stream bed using river rock and the vegetation associated in the natural stream beds, this will bring the wild natural feel into the town center for all to enjoy. This also provides an educational opportunity in a more controlled atmosphere by using informational signage strategically highlighting key elements found in Mountain Green's streams and creeks.



Minimal impact on native vegetation

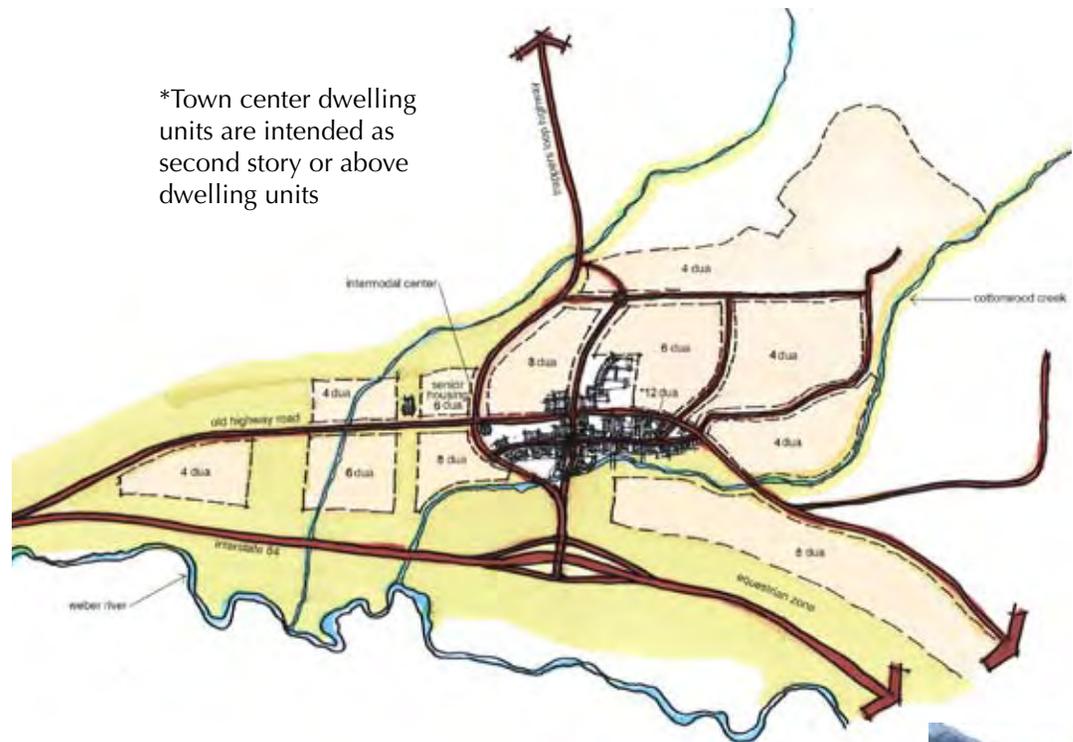


Regional trail connections



Mountain green town center was envisioned as a sustainable town which

- Embraces nature.
- Incorporates green building practices such as stormwater reclamation, solar lighting, recycled materials, local materials, solar lighting, native plants.
- Is walkable and pedestrian oriented with convenient multiple points of entry from parking onto the retail “main street.”
- Celebrates entry into Mountain Green and creates a community landmark with a new, covered bridge and observation towers.
- Secures a vista to the town center from I-84 and view sheds from the center to important off-site vistas.
- Celebrates the culture of Mountain Green through a new community multipurpose events and activity center that is the nucleus of the town.
- Creates a new public plaza for community celebrations.
- Supports eco- and recreational tourism, and enhance tax base.

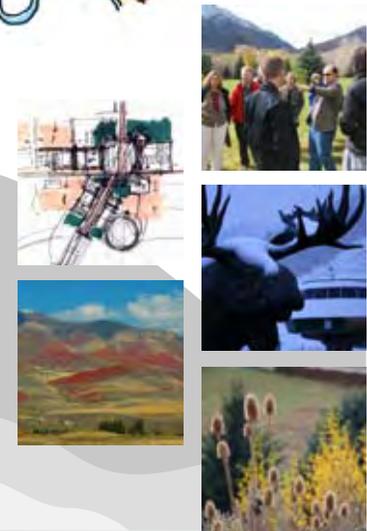


Sustainable Recommendation

- 70,000 sf of retail.
- 70,000 sf of office space.
- Include residential along with retail, office, and other uses.
- Community center – for artists’ space, theater, dance classes, and music.
- Discovery center and intergenerational facility.
- Intermode facility.
- Library and fitness centers as part of future civic building.
- 15,000-20,000 sq.ft. neighborhood market.
- Boutique hotel site and/or opportunities for bed and breakfast.
- Restaurants, some with creek overlook.
- New playing fields both adjacent to Kent Smith Park and at site of future school.

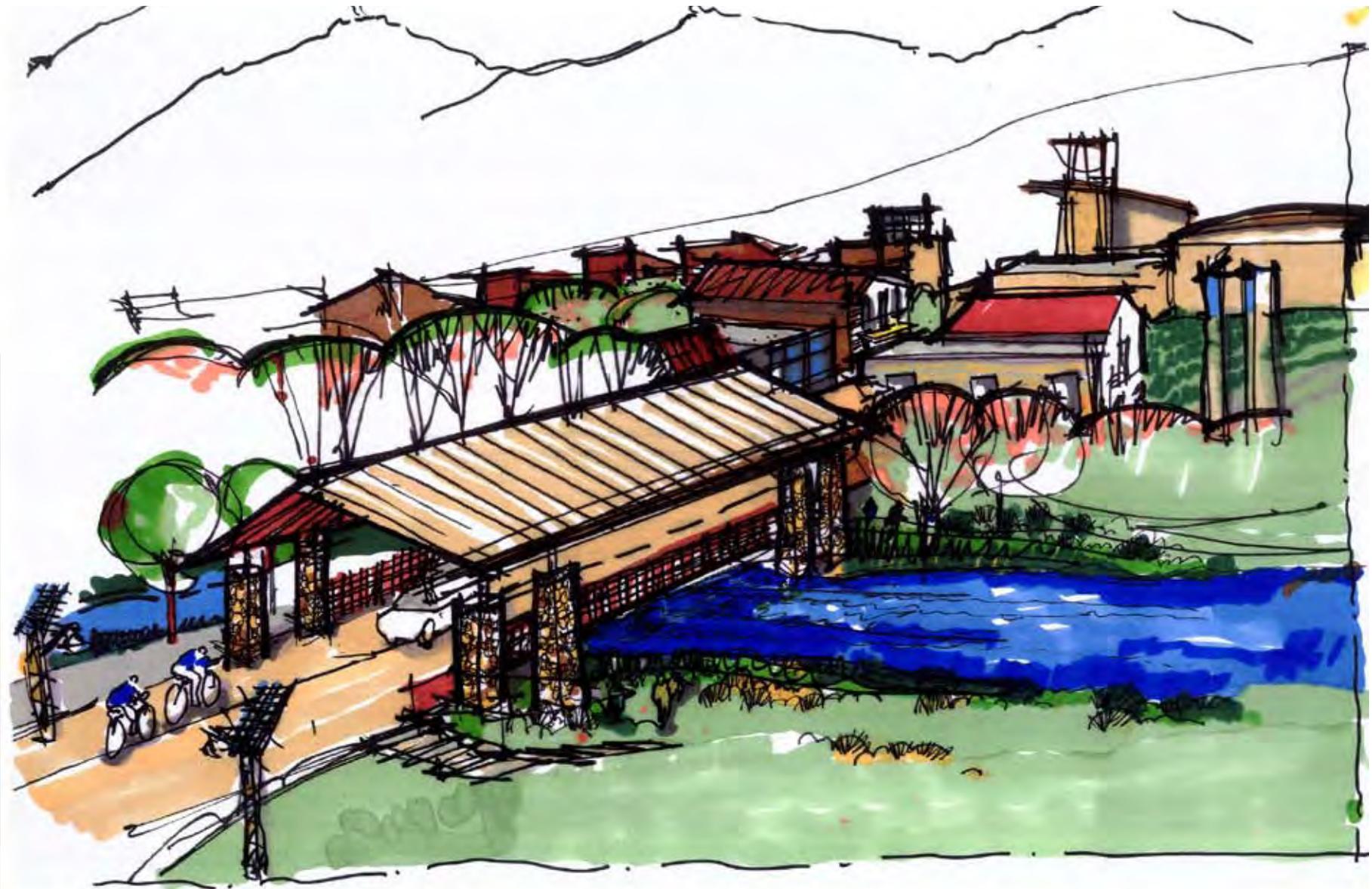
Master plan includes:

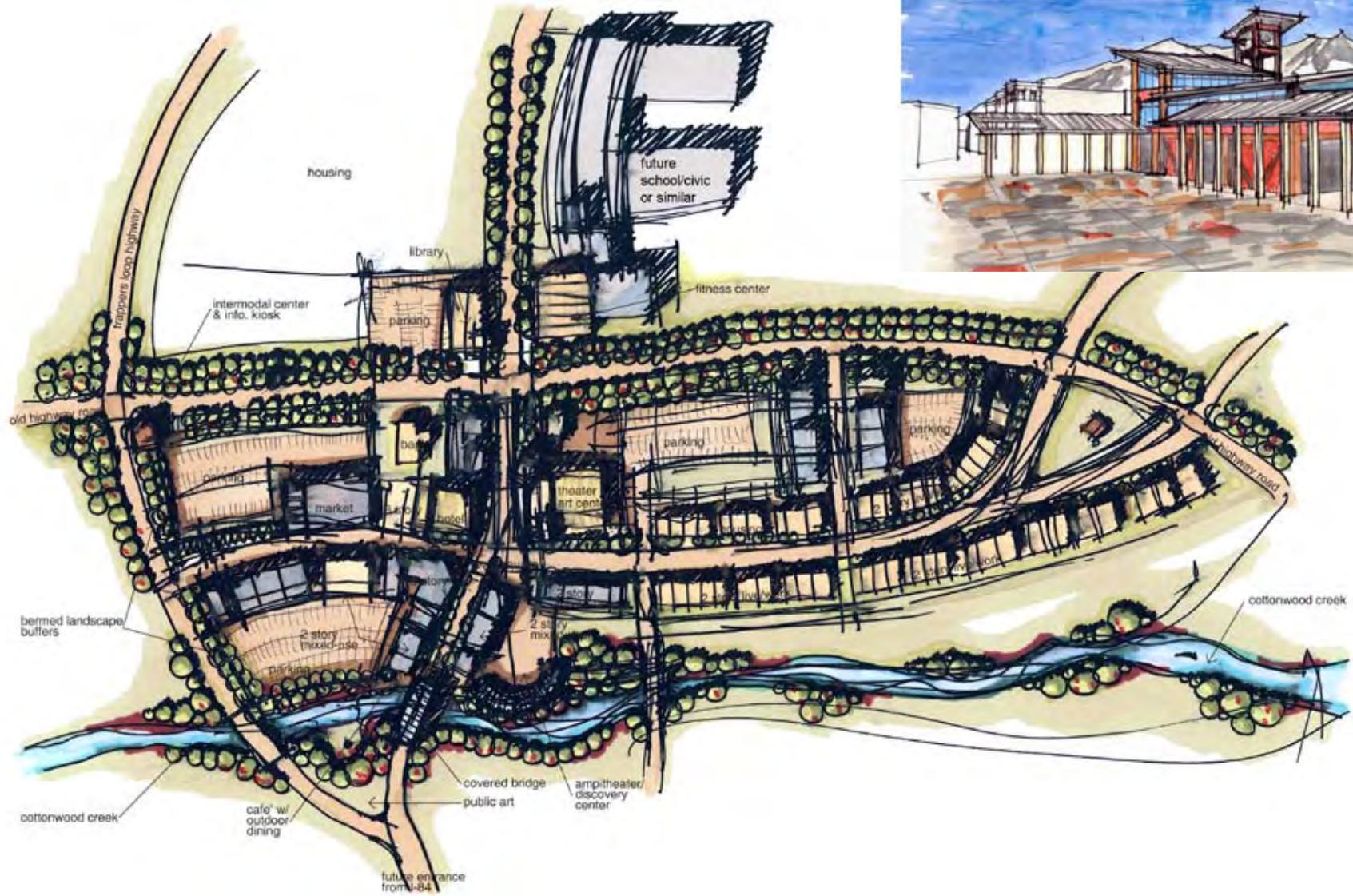
- Locations for future higher density (4-12 units/acres) housing.
- Dedicated trails for bike, horse, ATV’s along major roadways.
- Proposed trade of school district properties with contiguous residential uses to create synergies between future school and town center.
- Promotes health and fitness.
- Connections to neighborhoods, paths and riparian habitat.
- Preserves nature and celebrates the mountains.









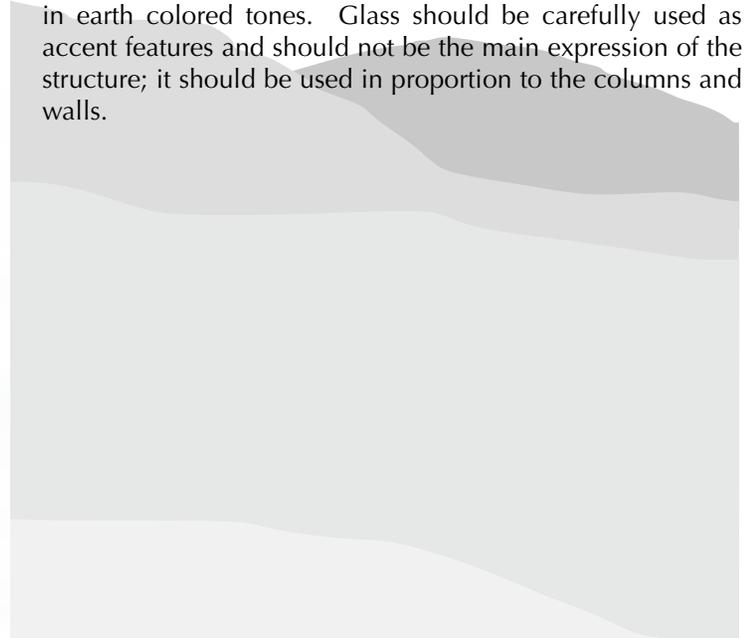
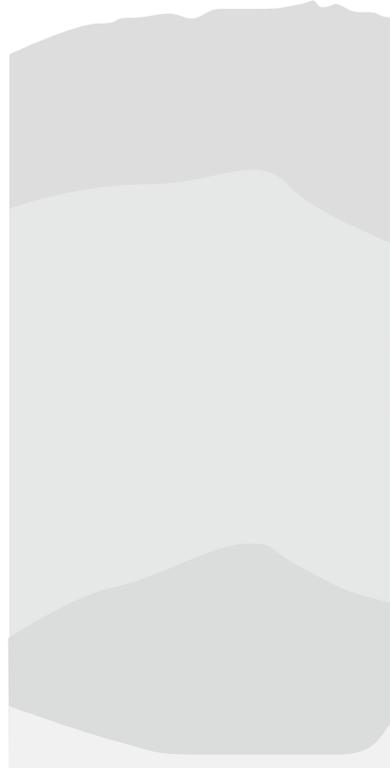


The current Mountain Green Area Plan, chapter 5, is a valuable tool in the creation of design guidelines for the Town Center. The task of the DAT and the Implementation Committee is to further refine and visualize the context of the structures to relate to the human and natural environment. The area plan calls for a unifying western/mountain motif with wood and stone features.

The DAT embraced the community vision expressed in the recent Town Meeting and Area Plan to create a set of visuals

and drawings to express in a generalized and abstract way the desired architectural styles. Buildings should utilize materials such as heavy timbers, integrally colored and natural colored masonry, and local stone. The Implementation Committee should be tasked with meeting with local architects and masons to establish an acceptable palette of colors, mortar colors and tooling, and distinctive coursing of masonry units.

Architectural treatments to the building should be in human scale and compliment the natural materials used in construction. To achieve this, builders should be required to employ canopies, awnings and other appropriate shading devices. Careful attention should be paid to the transition from wall and roof to the sky to protect the visual integrity of the mountain vistas. Alleys should be trellised and landscaped to provide unique gathering spaces and pathways that fully integrate with the built environment. Roof planes and accent architectural elements may employ honest and authentic metallic expression such as rusted or galvanized treatments in earth colored tones. Glass should be carefully used as accent features and should not be the main expression of the structure; it should be used in proportion to the columns and walls.



PARKING ON STREET
WITH LANDSCAPE
PARK WAY

NATIVE COLUMNAR TREES
TO KEEP SIGNAGE
VISIBLE

SECOND STORY BALCONIES
FOR OFFICE OR LOFT LIVING

PARAPETS FOR COMMERCIAL
BUILDINGS WITH METAL CANOPIES

SHELTERING ARCADES OF
HEAVY TIMBER WITH DURABLE
BASES & WAINSCOTS

THEMED ARCADE
SIGNAGE

TEXTURED, INTERLOCKING
PAVERS FOR SIDEWALKS



The transition from a commercial building mass to the public spaces is critical for the development of a community vision and place making. The Town Center District should be inviting to a broad spectrum of citizenry and visitors alike. It is essential that the human scale is maintained on the street level. Streets should be staged with appropriately sized landscape that adds to the visual context but does not impede gathering spaces, pedestrian circulation, and merchant signage. Alternate paving options should be employed to create a vitality and sense of place. These alternative paving materials should be used to provide definition between pedestrians and automobiles. There should be no question as to the identity and location of the Town Center; the patron of the space should feel fully integrated into the natural and manmade environment.

Lighting in the Town Center must strictly adhere to the protection of the night sky. Pedestrian lighting should be relative low lumens to provide the minimal lighting pattern to guide the pathway user from place to place. Lighting fixtures must be appropriate human scale so as not to degrade or overpower the visual integrity of the streetscape. Lighting standards will double as communication tools for local events, seasonal banners and civic festivals.

Development of organic signage themes should be developed for the Town Center. Commercial signage should be uniform in size and scale. Maintenance of the human scale should be strictly enforced. Signs should be an opportunity to convey appropriate commercial messages without detracting from the streetscape. Natural materials and timbers should be employed. Signs should be designed that are cohesive with the buildings, pedestrian paths, street lighting and directional or other institutional signs.

A major task for the Implementation Committee will be to facilitate the adoption of specific design guidelines for adoption into the Land Use Management Code, specifically ch. 13 Central Development Zone. The community should employ the assistance of architectural and planning professionals.





In creating walkable pedestrian orientated town centers, buildings should abut the sidewalk. Architecture should provide permeable building fronts, avoiding blank walls. Parking lots should not be located at front of buildings. On site parking should be located above, below, behind or to the side of buildings. On street parking or “stop and go” parking should be allowed. Parking entrances should be narrowed down and provide a landscape buffer to screen the parking lot.

The town center should be about meeting old friends and

making new ones. The town centers essential component is to bring people together. The character of the town center should be reminiscent of its surrounding environment.

A community call to action

1. The community participates in meetings and events to review and discuss the DAT report.
2. An Implementation Committee reviews and evaluates the DAT report recommendations, develops short and long-range objectives and priorities, produces an action plan and implementation time-table and communicates with the community:
 - produces notices of all upcoming community forums to solicit reactions to the DAT report.
 - publishes a newsletter or e-newsletter and works closely with the local news agencies.
 - establishes a distribution strategy for the action plan.Arranges for a follow-up visit by DAT team members one year later.
3. The Implementation Committee communicates with AIA Utah staff about DAT activities regarding the successes and disappointments of the process.
4. The DAT team returns to the community within a year to evaluate progress and make recommendations for further action.

Role of the Implementation Committee

AIA Utah recommends that the Implementation Committee be constituted to include the community members and groups that will be affected by the potential changes. This implementation committee must be more than county officials (ie. planning commission, county council and county staff) and steering committee members. Certainly the DAT steering committee members are valuable for continuity, but new members will provide important



contributions. The committee at a minimum must include citizens who are passionate about the community and the DAT Plan. These community leaders will take stewardship of the vision. It is essential that the members be committed to the success of the effort and have skills and passion required to move forward during this stage. As recommended for the earlier phases of the DAT process, the members should remain non-political and be broadly representative of the community.

The Implementation Team has several important roles:

1. Review the team's report (months 1-3)

It is important to quickly obtain endorsements and commitments for actions recommended in the report which have community support. In order to capitalize on the spirit and enthusiasm expressed at the town meeting, the Implementation Committee will need to schedule community meetings to discuss the report, identify priorities, assign responsibilities and identify areas where additional information or direction is needed. The committee will prepare goals and objectives for near and long-term activities.

2. Create structure for future activities and implementation

There are three major implementation activities that need to be pursued and all three require different approaches. The Implementation Committee will:

- create a town center Community Development Corporation, (CDC).
- create an advisory committee to the County Council on Highway 84 interchange and improvements.
- create an advisory committee to the director of Morgan County Parks and Recreation on creekbed preservation and improvements.

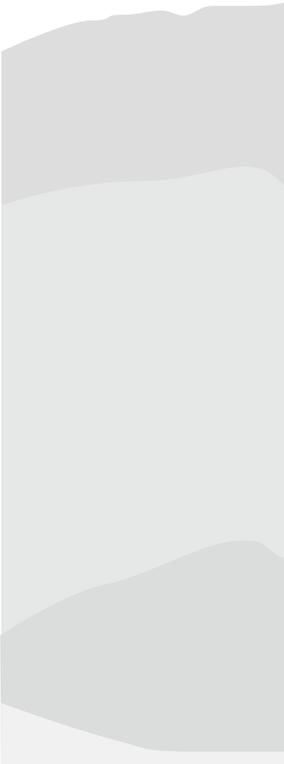
All 3 organizations /task forces will report back to the Implementation Committee who will be charged with ownership of the DAT plan and its implementations.

Town Center

A Community Development Corporation (CDC) should be formed to tackle the bricks and mortar projects that the DAT plan recommends for the Mountain Green town center. This CDC needs to be skilled, powerful and absolutely focused on all aspects of the town center development. It must have the ability to:

- strategically pursue the vision of the plan
- ensure that the DAT's physical recommendations such as road/transportation design guidelines.
- develop a strategic housing plan to ensure affordable and diverse housing types that will bring life and human activity to the town center.
- assist developers to create moderate and affordable income housing.
- be the developer of last resort for important cultural, arts, and other projects.
- provide technical assistance to private interests wishing to invest in the CDC's mission area and any other such activities that will ultimately implement the DAT's and community's vision.

The CDC must have a board with diverse representation from the community at large. The board should include local stakeholders, developers, bankers, county officials, etc. and be positioned as an educated, skilled and powerful entity in order to accomplish the tasks set out by the team.



James Logan Abell, FAIA, LA

Mr. Abell has owned and operated Abell & Associates Architects, Ltd. in Tempe, Arizona since 1979. He has 34 years of experience in architecture, landscape architecture and planning throughout the Western United States and the United Kingdom. His projects have won numerous design awards and have been published in regional and national architecture press. Often a visiting Professor of Architecture at Arizona State University, and a professor at The Frank Lloyd Wright School of Architecture, James has lectured frequently at regional and national AIA symposia.



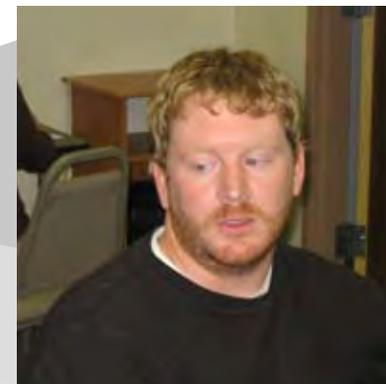
Ted Knowlton

Since 2002, Ted has managed Envision Utah's on-going projects, including two innovative land-use and transportation efforts: Wasatch Choices 2040, a collaborative project with two metropolitan planning organizations, incorporating public input and land-use analysis as a formal part of the federally required long-range transportation plan and the Mountain View Corridor project, an innovative EIS looking at how land-use strategies might affect regional public transportation and roadway needs in Utah's two most urban counties. He is the co-author of a nationally recognized method of estimating redevelopment potential using a pro-forma parcel-based analysis. Ted has a Master's degree in Urban and Regional Planning from Portland State University.



Troy Cook

Troy is an employee of Design Workshop's Park City office. His educational background includes a Bachelor of Landscape Architecture degree from Utah State University. Troy has the skills and passion for creating memorable places that reflect the unique historical, cultural and environmental characteristics of their settings. His professional experience includes the design of residences, site design and master planning for public and private institutional facilities, parks, plazas and streetscapes. Native plant community compositions, low maintenance and water conserving landscape spaces are prevalent in his design work. Troy has over 10 years of professional experience.



Karen Wikstrom, AICP

Karen, is Principal and owner of Wikstrom Economic & Planning Consultants, Inc., in Salt Lake City, Utah. She has served on the West Jordan, Utah AIA Design Assistance Team and was on the Steering Committee for the Salt Lake City R/UDAT. Karen has evaluated the feasibility of over \$4 billion in real estate development in 30 states and Puerto Rico. She has been an adjunct instructor in Finance and serves on the advisory board for the College of Architecture + Planning at the University of Utah. Specializing in urban economics, public finance, real estate, superfund/brownfields and urban planning, she has worked on such signature Utah projects as Daybreak for Kennecott Land, Geneva Steel redevelopment planning, Northpointe for Zions Securities and Deer Valley (Deer Crest and Tallisker). Karen served as economic development advisor for the Utah Main Street Program.



Celeste Allen Novak, AIA, LEED AP

Celeste is a national leader of AIA sustainable design assessment teams (SDATS). She teaches sustainable design and environmental issues in Michigan at Lawrence Technological University. Her architectural practice focuses on the design of sustainable and energy efficient buildings and communities. Celeste currently serves on the American Institute of Architects as regional director from Michigan and participates in both the NCARB and AIA sustainability task force committees. She has written articles on green materials, adaptive re-use, and LEED; and lectured on sustainability as well as early 20th century architecture.



Robert K. Herman, AIA, LEED

Bob Herman is a design architect with EDA Architects in Salt Lake City, Utah, and has been practicing architecture for 27 years along the Wasatch Front. A talented and sensitive designer with an expertise in sustainable design, Bob has won numerous design awards and his projects have been published in numerous regional publications. He has an in-depth understanding of local Wasatch Front vernacular building and design traditions. Bob has a master's degree in architecture from the University of Utah.



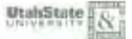
Local Design Team

Instrumental in the design process was a local team of extremely helpful designers. The regional perspective that they gave to the team was irreplaceable. With great appreciation the team thanks Craig Widmier, Bryan Zaitz, Dave Manning, Sherrie Christensen, Steve Lund, and Shane Sanders.



Students

The future of the design profession is with us on this project. We had the honor of working with three different schools on this DAT. Representatives from Utah State, University of Utah, and The Frank Lloyd Wright School of Architecture participated in every aspect of the design process. The team extends its deep gratitude to Josh, Dan, Bryce, Jake, Michael, Niloofer, and Russell for their patience, positive outlook, and creative input.



Morgan High School

The Mountain Green Design Assistance team worked closely with 10 outstanding Morgan High drafting class students to create their own vision plan for the Town Center. Their creativity, enthusiasm, and spirit was contagious and will carry the momentum of this planning effort forward to future generations.

This year marks the 150 year anniversary of the founding of the American Institute of Architects (AIA) by 12 New York City architects in 1857. The AIA has now grown to over 70,000 members and continue to work with each other and their communities to create more valuable, healthy, secure, and sustainable buildings and cityscapes.

The flagship program created by the AIA to celebrate this monumental event is called the Blueprint for America. The Blueprint for America initiative is an opportunity for AIA members to give back to the communities they serve by donating their time and expertise in 156 communities. The Blueprint for America initiative encourages civic engagement and fosters understanding about how citizens can find a voice to address specific issues related to the design and planning of their community; to help create a better future for their community.

The Northern Utah Section of the AIA desired to assist a local community with a design initiative of its own. Tony Pantone, president of the Northern Utah Section of the AIA, currently serves on the Morgan County Planning Commission and saw

the current development pressures as a unique opportunity. The 2005 Mountain Green Area Plan provided general guidelines for the development of a Town Center. The County was experiencing increase development pressure within the designated Town Center. Professional assistance was necessary to help refine implementation of the goals and visions of the Mountain Green Area Plan. Thus a partnership was formed between AIA Northern Utah and Morgan County. The Mountain Green Town Center DAT (Design Assistance Team) initiative was born to address these critical issues.

A local Steering Committee was formed from 30 local citizens, land owners, county officials and business owners. The Steering Committee has met regularly over the past 8 months making preparations for the design team visit.

Mountain GreenTown Center

AIA Design Assistance Team
Final Report

