



KANAB

CONNECTED TO NATURE

UtahStateUniversity

LAEP 4120 Senior Studio Capstone
Department of Landscape Architecture
and Environmental Planning
Spring 2020

ACKNOWLEDGMENTS

UTAH STATE UNIVERSITY

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Residents of Kanab and all who've participated

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LANDSCAPE ARCHITECTURE &
ENVIRONMENTAL PLANNING

USU EXTENSION

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INTRODUCTION

PROLOGUE

Capstone projects evolved in high schools around the country to address the “final semester blahs” as teachers and administrators noticed a lack of energy or concern in the last months of a student’s primary school career. It was felt that students could be motivated by a final challenge, called capstone, that would signify a learning bridge into the next stage of their careers. For the 2020 graduating class in the Department of Landscape Architecture and Environmental Planning the focus has been on the town of Kanab in Kane County just miles north of the Arizona border and the nation’s famous Grand Canyon. The town’s civic leaders invited USU students back from their previous capstone efforts in 2017 to address a variety of challenges facing the Town.

To the town’s credit they allowed the students to spend nine months meeting and talking with citizens of Kanab, inventorying citizen viewpoints and gathering information necessary to explore solutions. This document represents the fruits of the sequence of activities:

- I. Sophomore inventory of information
- II. Sophomore visit to Kanab and stakeholder engagement
- III. Sophomore presentation of inventory and presentation to the town
- IV. Senior visit to Kanab and stakeholder engagement
- V. USU Design Charrette (week-long department-wide analysis) and presentation to Kanab civic leaders
- VI. Semester’s end virtual presentation of Senior Capstone Findings to Kanab civic leaders
- VII. Document and Power Point submittal to City of Kanab

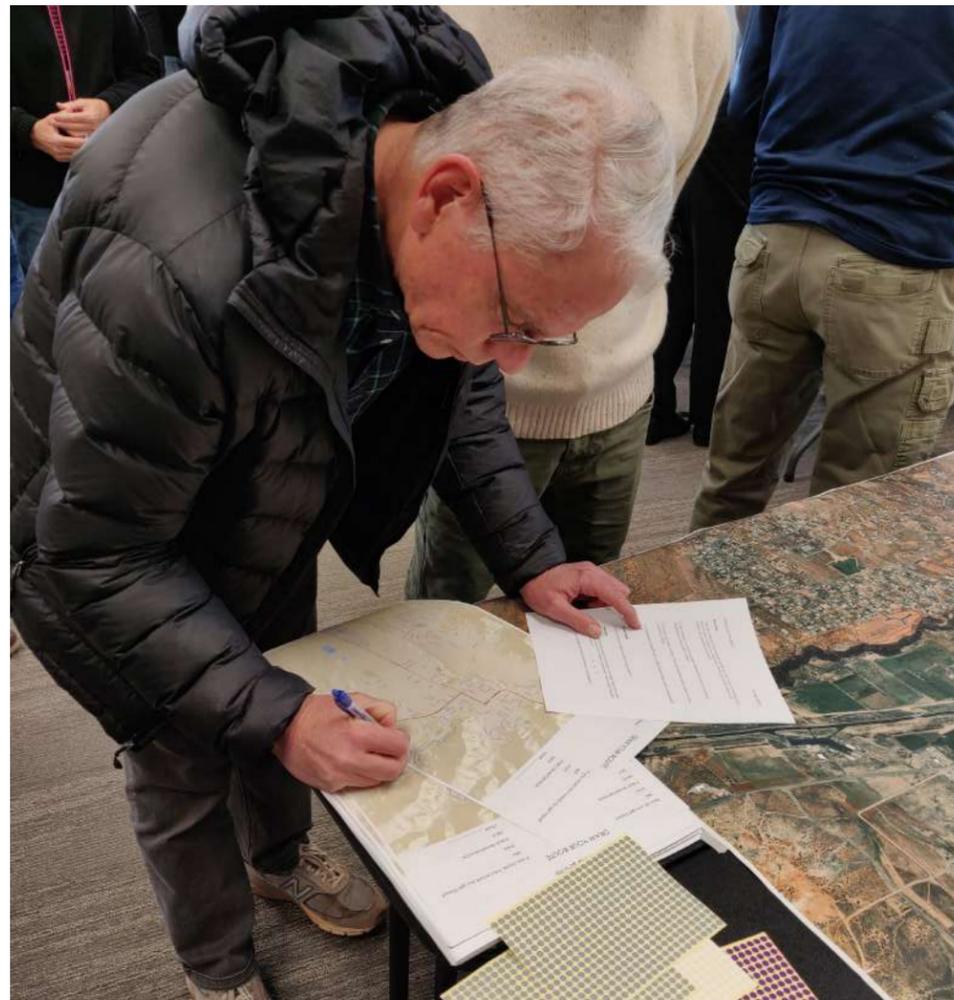


CAPSTONE PROTOCOLS

The primary goals of the Capstone Studio are to gain a bigger picture of how the town came to be in its current form. Following the best practices of town and regional planning a greater contextual view of the town focused on its environmental, economic, social, and cultural/artistic qualities. The mutual benefits of this viewpoint are twofold; the town benefits from consideration of how its form and function are affected by these realms of thought, secondly, the students have an opportunity to engage this puzzle with the help of professors and local citizens. The results are a collection of plans and strategies unlikely to emerge from other sources such as a comprehensive plan update or consulting contracts.

It is with gratitude and appreciation that the 2020 Senior class offers this document resulting from the time and attention paid by the following individuals:

Kelly Stowell
Matt Brown
Dirk Clayson



PROJECTS & TEAMING

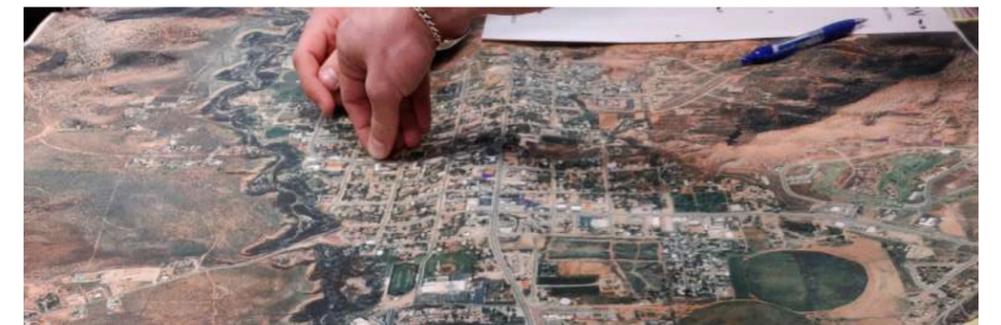
From the sophomore inventory and the week-long charrette involving countless conversations with townspeople certain themes began to emerge. From the nomadic and stationary Paiute lifestyle to the Jim Bridger-led explorations and the Mormon pioneers’ settlements a common thread is unquestionably the physical and existential power of the landscape. At the convergence of great deserts, plateaus and basins the American ingenuity of this region was applied to settlement/agriculture, extraction of resources and scenic power/landscape preservation. The passion of this place is bound up in the histories and the current entrepreneurial focus on these activities.

The direction of the studio aimed at exploring the dynamic relationship of these activities and their influence on the form of the town. The town’s productivity, distribution of revenue, and the impact on the scenery and natural systems seem to rely on planning and design principles and actions (projects) that might balance these forces to the benefit of people and the environment. It is this relationship between human thought, passion, and actions that has made Kanab the wonderful town that it is today and that challenges its possible bright future. With the efforts and experiences of the students in the fall of 2019 and with January’s hosting of the week-long design charrette, the seniors organized themselves around five areas of concern:

The Core of the Town focused on the sweeping curve of Highway 89 that separates the Town Hall, the newly constructed Kanab Center from the Visitor’s Center and the shops and historic homes south of the highway.

1. The segment of Kanab Creek adjacent and immediately west of the Town Core.
2. The eastern entry to the town including an abandoned golf course, incomplete development and the undeveloped canyon extending east from abandoned fairways.
3. The Jackson Flats Reservoir emerging as a recreation asset just garnering interest by a deserving local group of users wanting to facilitate both activity and cultivation of wildlife.
4. The general notion that a spectrum of housing opportunities in key locations could provide living opportunities to attract young families and people interested in building their careers in Kanab.
5. Finally, the idea of connecting these assets with a large loop and trails connecting to the plateaus and canyons surrounding the town and from the edges of town back to the core.

Perhaps the greatest aspiration is that the exploration of these locations and their potential for both preservation and development might bring the visitor together with the citizen to share, in a respectful and meaningful way, the virtues of Kanab, Utah.

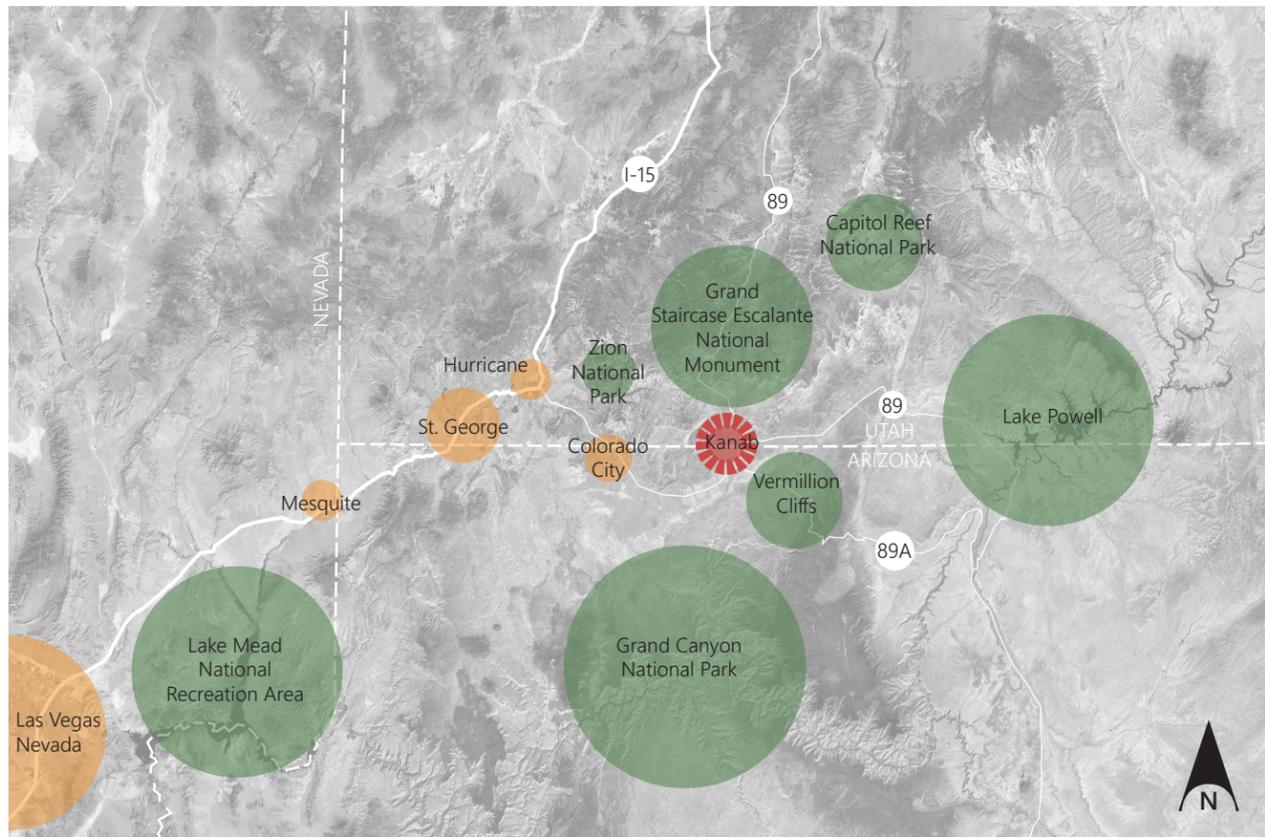


CONTEXT

REGIONAL CONTEXT

Kanab is at the center of a diverse variety of landscapes and ecosystems. This juxtaposition of spaces is what makes Kanab the destination for people of all backgrounds. It is a melting pot of people and places.

Kanab is located one and a half hours from St. George, three hours away from Las Vegas on the border of Arizona and is less than an hour away from the nation's most impressive landscapes. Framed by these iconic cities and landscapes, Kanab is at the precipice of becoming the next big tourist hot spot in the southwest. Now we know that Kanab doesn't want to end up like Moab, full of box hotels and unregulated development but it is important to capitalize on the features that help support the local economy.



Great Basin

Drastic changes in elevation form this mountainous desert landscape.



Juniper & Pinyon Pine Forest

Forests that are tolerant of extreme temperatures and drought provide important ecosystem services to the region.



Colorado Plateau

Showcase of the region's geologic past, layers of sandstone create impressive arches and canyons.



Mojave Desert

Barren white rock landscapes with alien-like Joshua trees.



Grand Canyon

4,000' tall canyon walls are home to diverse ecosystems and an impressive fossil record.



Lake Powell

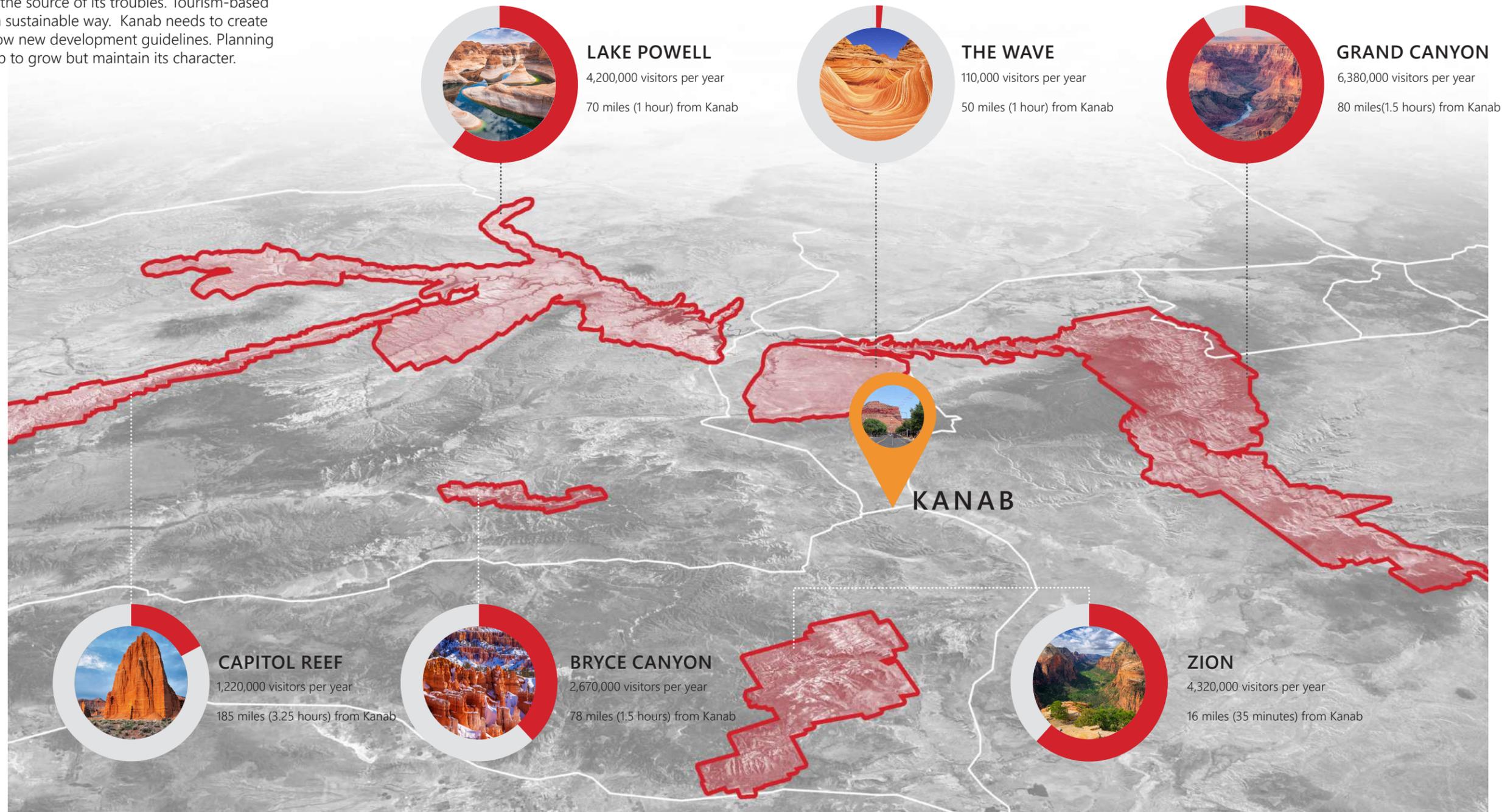
Over a million acres of desert oasis formed by the Glen Canyon Dam.

NATIONAL PARKS

SCENIC LANDSCAPES

Kanab is surrounded by some of the world's most unique landscapes. Within a three hour drive there are six national parks. This makes Kanab the ideal hub for tourists and locals to access these places.

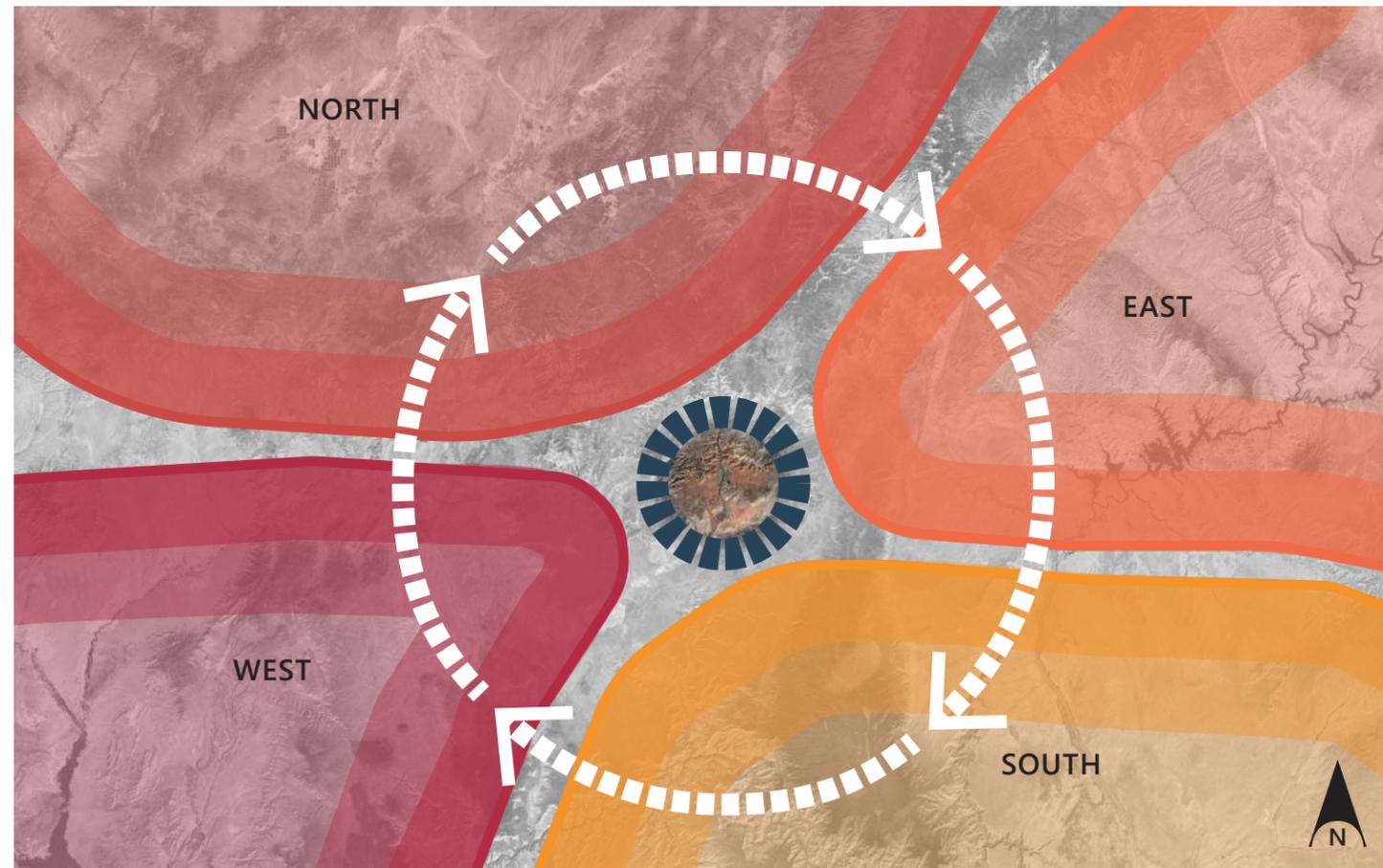
Kanab's location is its biggest asset but also the source of its troubles. Tourism-based development is growing rapidly and not in a sustainable way. Kanab needs to create clear connections to these sites that will follow new development guidelines. Planning and development guidelines will allow Kanab to grow but maintain its character.



FINDINGS

REGIONAL SUMMARY

Kanab is the convergence of all of the incredible landscapes of the American Southwest. By evaluating the surrounding landscapes and their relationships to Kanab, four districts emerged, North, South, East and West. These districts represent groups of national parks and other sites that can easily be visited in sequence. These districts begin to form a network of features and routes that emanate from Kanab like the spokes on a wheel or links on a necklace.



LANDFORMS

LOCAL CONTEXT

This same framework can be applied to Kanab at a local scale. Kanab is defined by distinct landforms and neighborhoods; Kanab creek brings water to Kanab and is the spine of the landscape, an arc of mountains encompass the northern side of town, and wide open spaces opposite the mountainous north create incredible views and night skies.

At the core of the southwest, Kanab is an oasis protected by canyons. John Wesley Powell created some of the first maps of these landscapes and surveyed the American West with Kanab at the center. Kanab has been a special place to many generations with a community passionate about their place and the natural features that make it their home.

KANAB CREEK

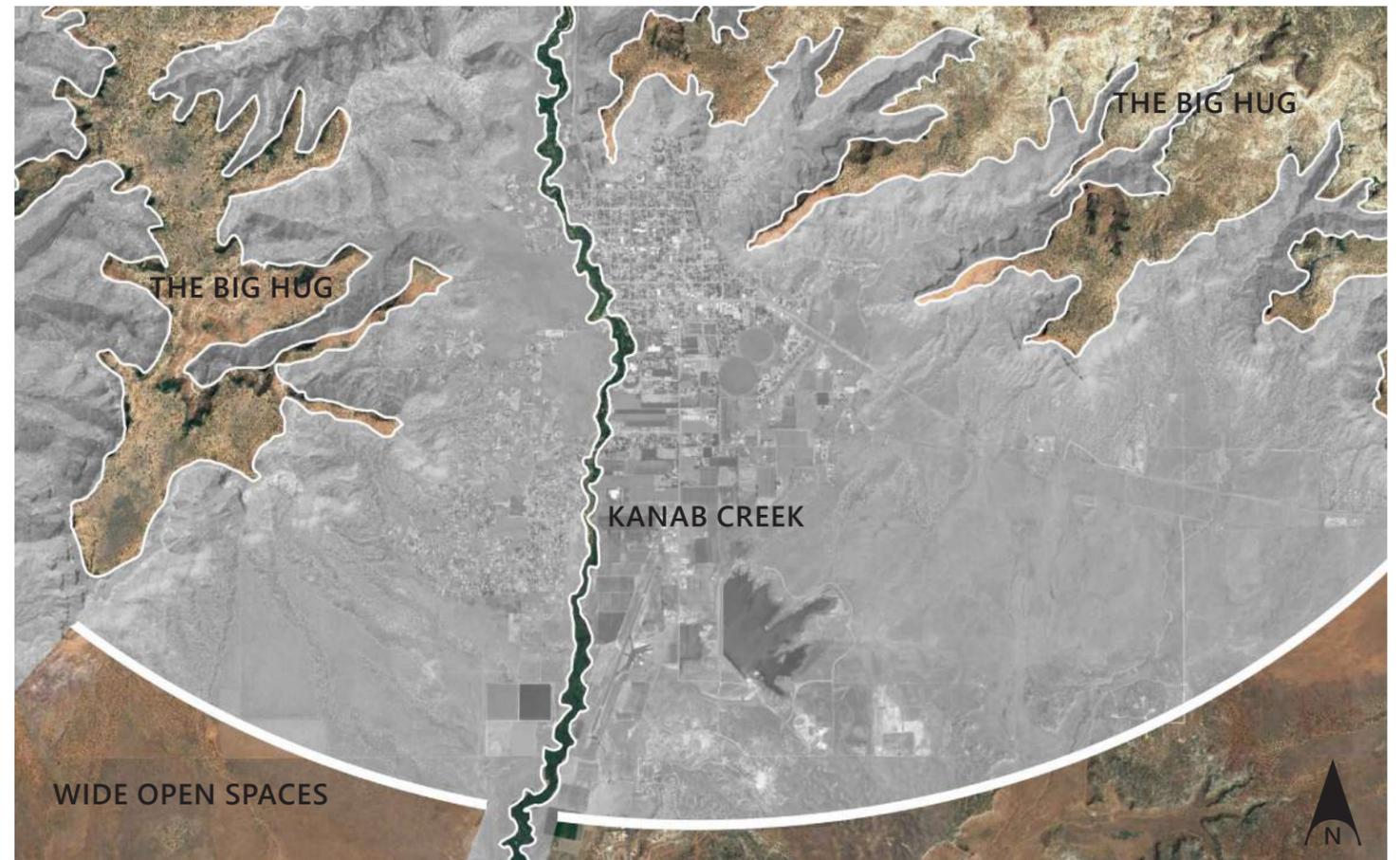
Creek corridor runs through the center of the city

THE BIG HUG

Cliffs encompass the northern edge of the city

WIDE OPEN SPACES

Expansive views to the south

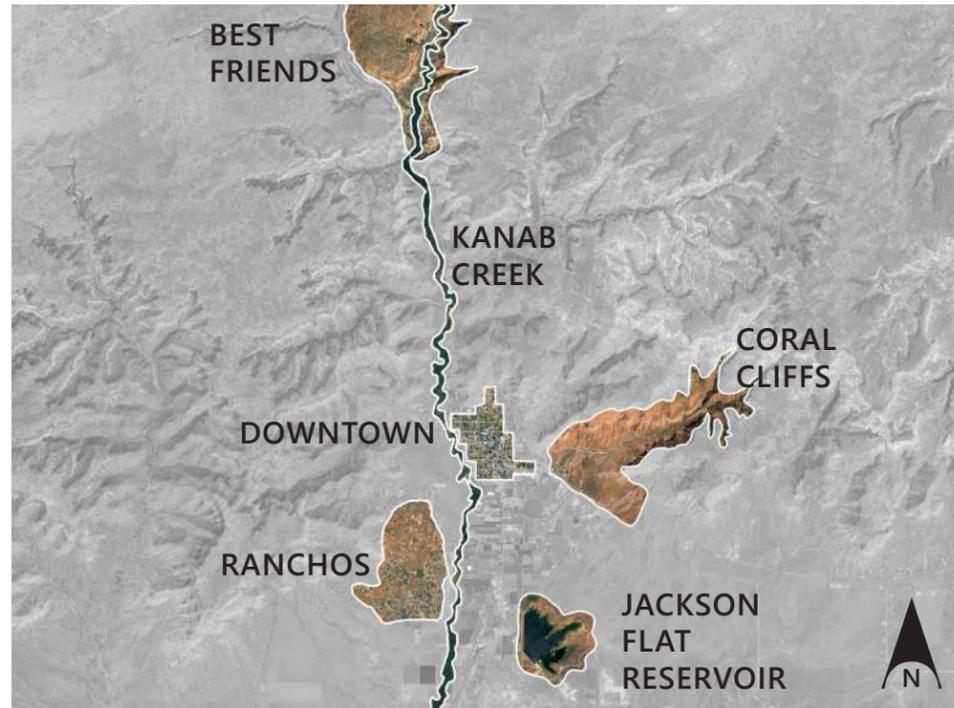


THE JEWELS

SURROUNDING AREA

The ever-present landforms and the community of Kanab have shaped the modern assets of the town; ranging from beloved recreation features, historic sites, residential communities, and one of the largest animal sanctuaries in America.

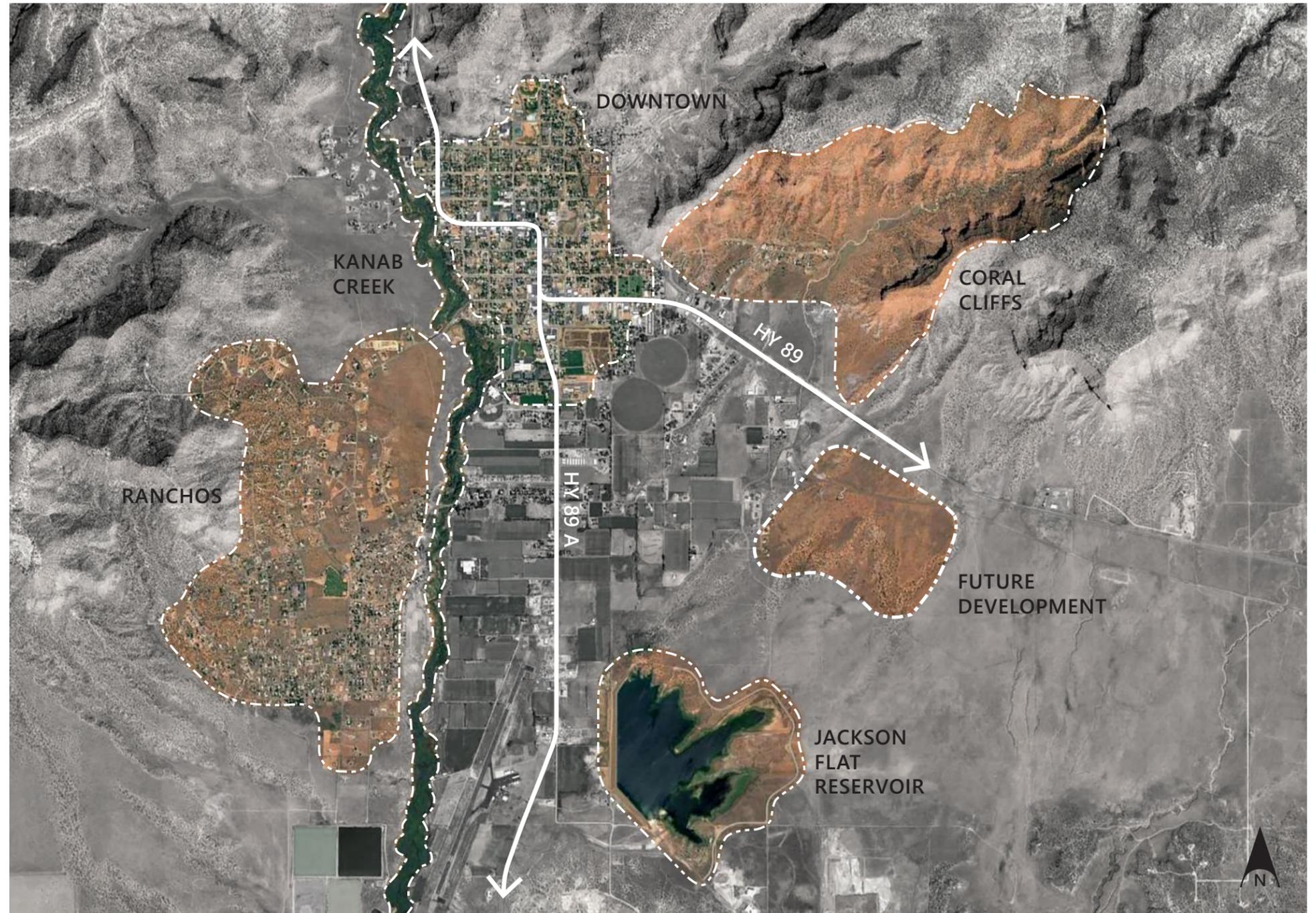
Geographically, Best Friends Animal Sanctuary is isolated from the core of Kanab, but its staff and history are intergrated into the story of Kanab. For the purposes of this project we will focus our efforts on the areas that radiate from the core of the downtown area.



CITY CONTEXT

We have identified the most prominent assets of Kanab, The Ranchos frame the western side of town, the recently developed Jackson Flat Reservoir, Coral Cliffs and Pugh Canyon frame the eastern edge, the historic downtown core and Kanab Creek running through the center.

These are jewels of Kanab, each is unique and provides different amenities for the community. Our efforts have focused on accentuating the features of these jewels and identifying future connections between these sites.



CONTEXT

THE JEWELS DISTRICTS

The outlined areas define five key districts with clear features that define the character of Kanab. These five district areas constitute the “jewels” of the place.

The Jewels are scattered through Kanab and the surrounding areas and will require a variety of connection types to be successful. Once joined these jewels can configure a necklace, with unity, consistency, and strength.

KANAB CREEK

The creek currently acts as a barrier between the Ranchos and the Downtown core. This natural asset will be restored into a healthy habitat to become the spine of Kanab.



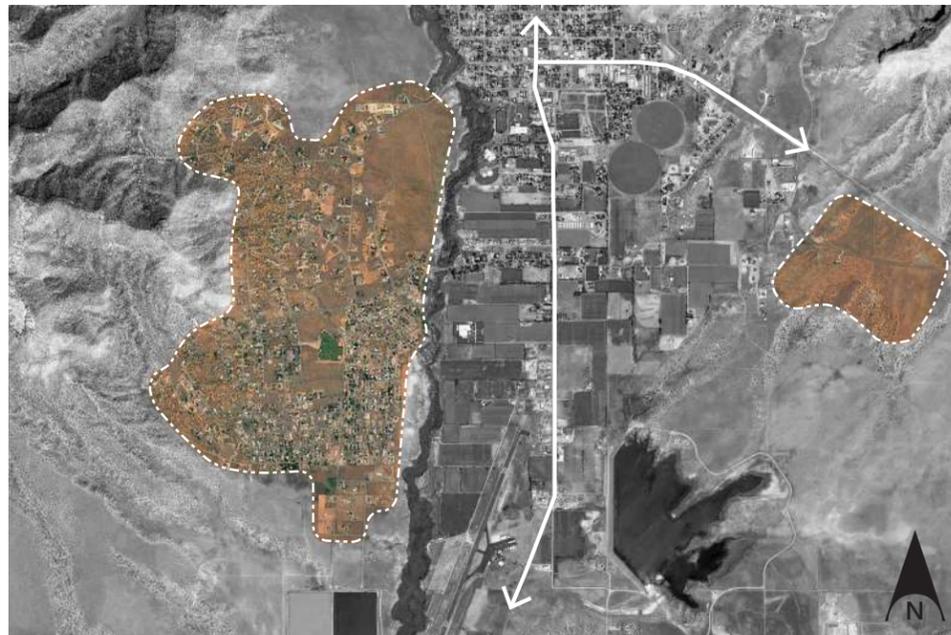
DOWNTOWN

The Historic Downtown core of Kanab bisected by HY-89, rich with pioneer and cinematic history.



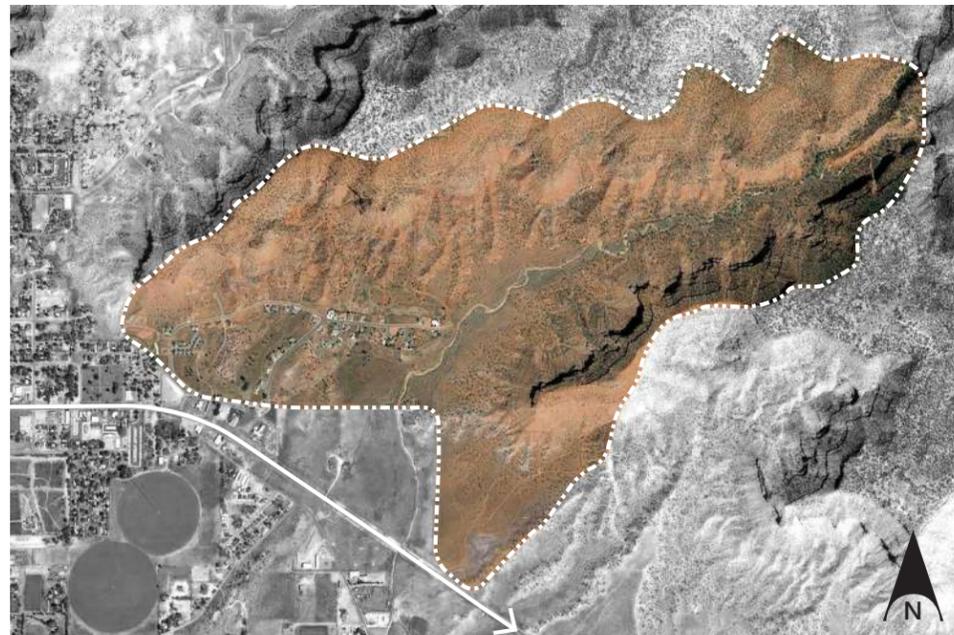
THE RANCHOS

The Ranchos, the largest residential development in Kanab, frames the western edge of the city.



CORAL CLIFFS & PUGH CANYON

Coral Cliffs and Pugh Canyon, developed to preserve the canyon, creating a new vision for an abandoned golf course.



JACKSON FLAT RESERVOIR

Jackson Flat Reservoir is the newest recreation feature of Kanab and has become a popular destination, while maintaining its value as a healthy wildlife habitat.



CONTEXT

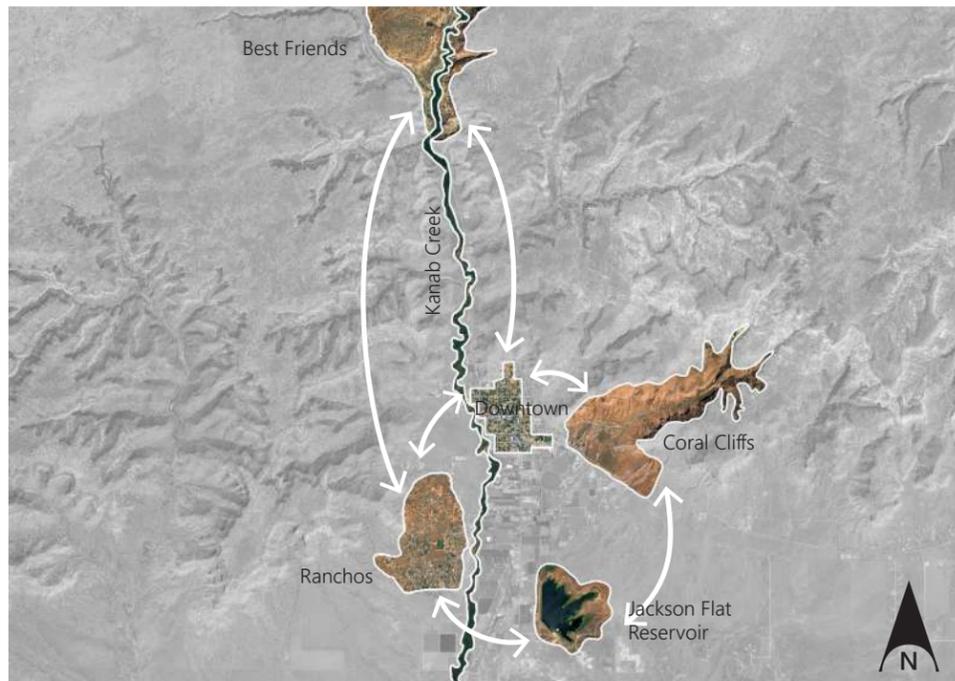
THE NECKLACE

PURPOSE & ASSERTIONS

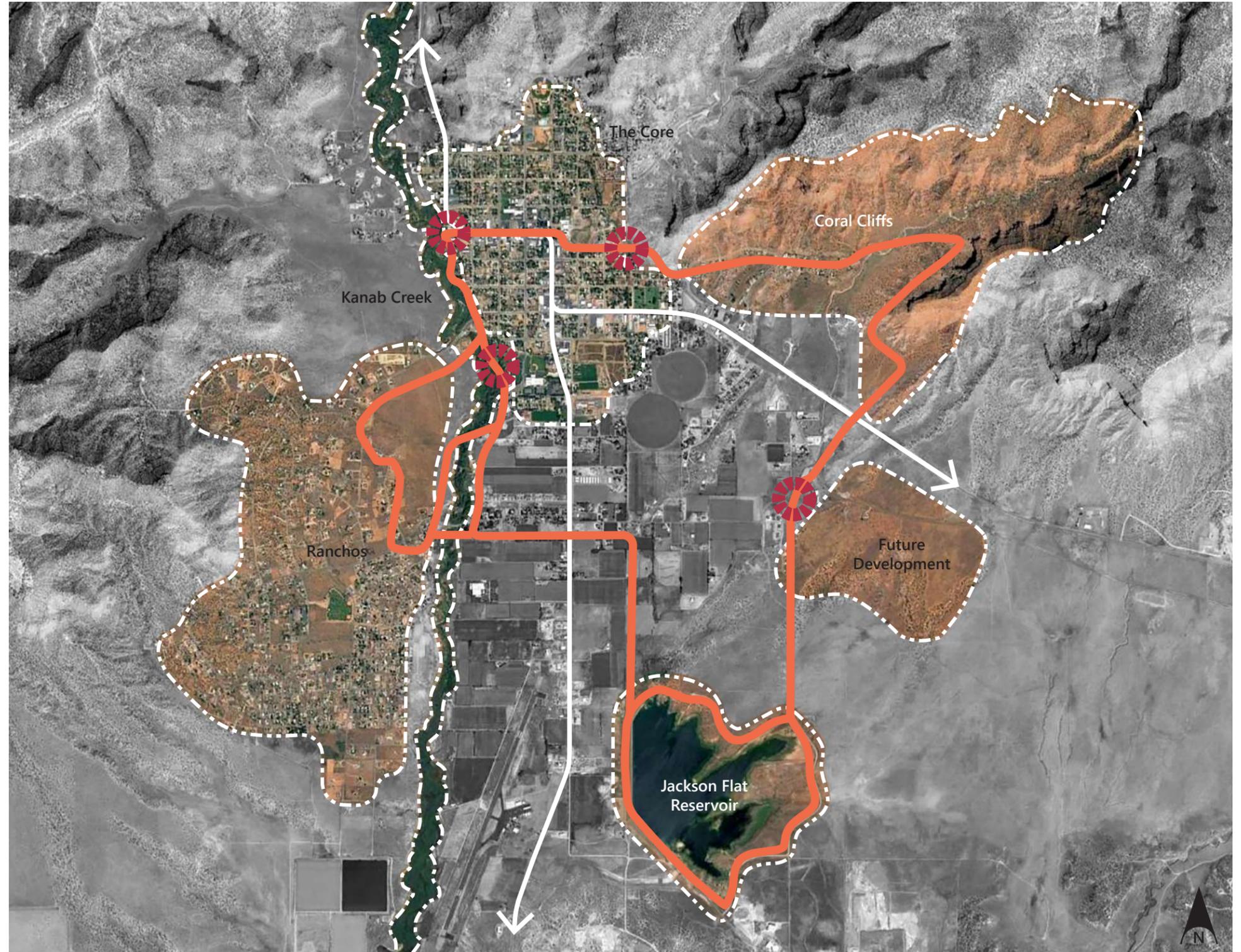
The Necklace connects all of Kanab's biggest assets and creates vital connections between different features and districts. These connections will be essential as Kanab continues to grow and evolve.

The Necklace will create linkages between Kanab's Jewels, the assets that make Kanab unique. The Necklace in Kanab is incomplete. To connect the jewels new trails and connections need to be made. These connections will create a more cohesive and accessible open space network for the city.

The implementation of the Necklace concept will introduce an organization system for existing and future trails that can be easily understood by residents and visitors. The Necklace system will guide future development in Kanab, new housing and public amenities will connect to the Necklace. New development will enhance this system and encourage the community to use the Necklace.



In addition to the Necklace and Jewels, nodes represent important connection sites into each Jewel or future development that will be essential to making that section of the Necklace possible. The Kanab Plateau site, schools, Best Friends Roadhouse/Levi Stewart Memorial and the City lot on the east side of town are important connection sites.

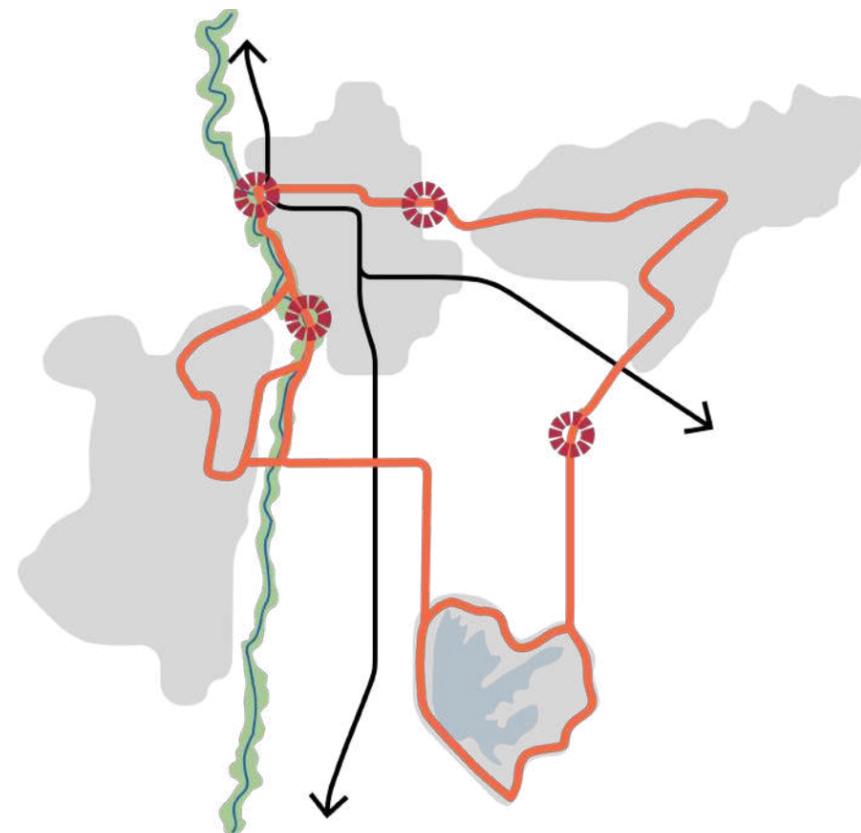


CONTEXT



KANAB CREEK

RESTORING VALUE THROUGH A SYSTEM OF OPEN SPACES

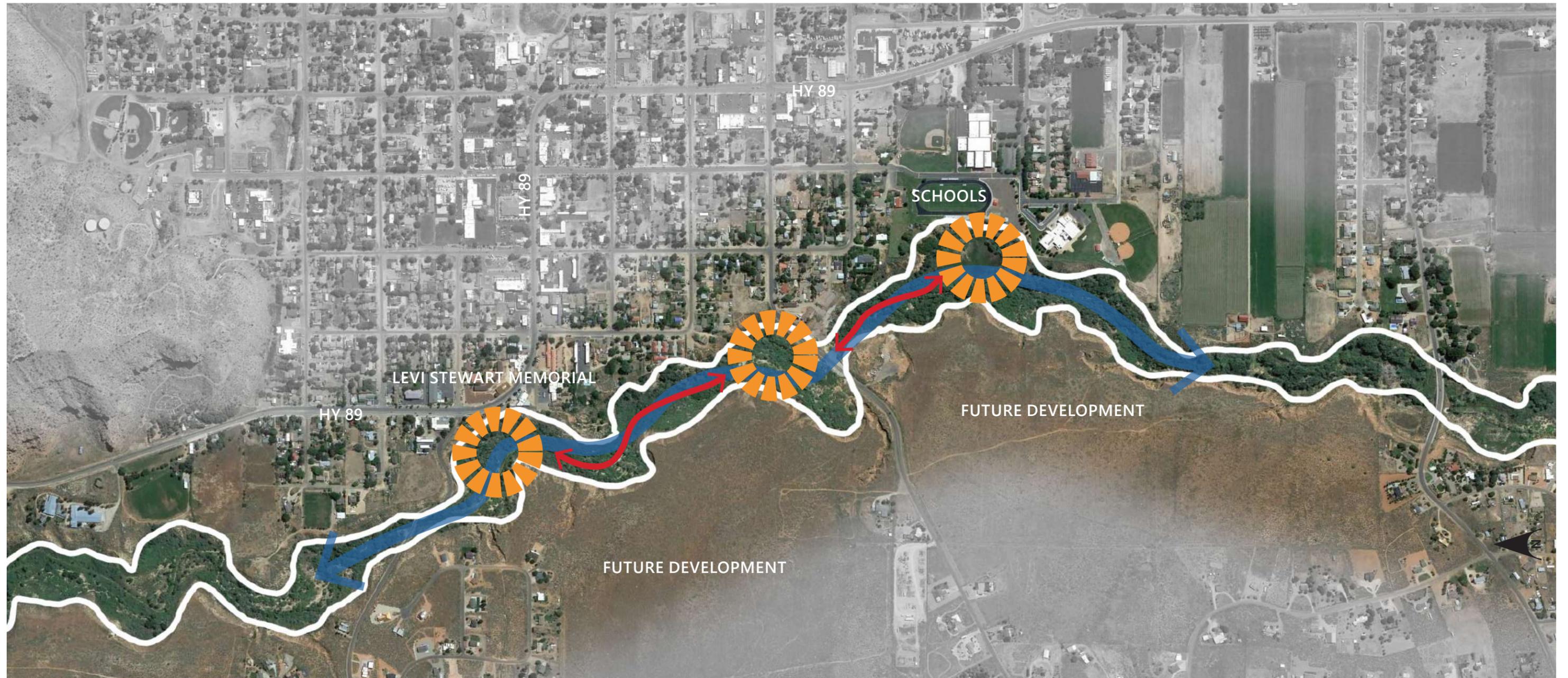


KANAB CREEK

CREEK CORRIDOR

REASONING

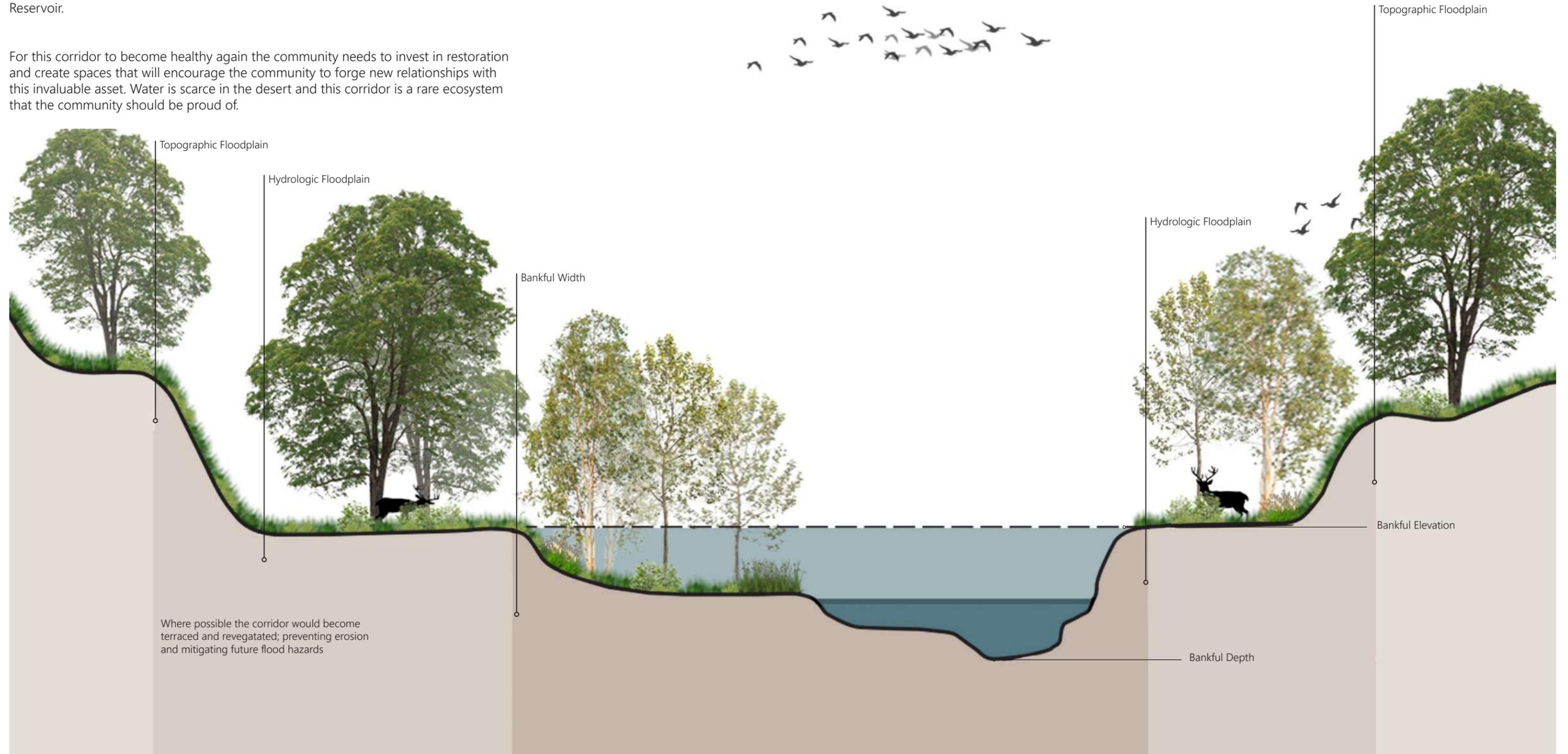
After evaluating all of the proposed Necklace connections, we selected a section of the Kanab Creek Corridor running through the city for further exploration. This piece of the Necklace will create a link between the Ranchos and downtown, connect to the high school, and connect to downtown at Levi Stewart Memorial and at the corner of 200 W and 200 S. Kanab Creek is an underutilized asset and is currently a barrier separating the Ranchos from the rest of the city. By highlighting the corridor we will create a new open space system connecting two important neighborhoods in Kanab.



CREEK CORRIDOR RESTORATION

Currently the creek corridor is suffering from erosion, is inundated with invasive species and only receives water irregularly. Kanab Creek currently divides the city and the resource has been depleted through agricultural use and the creation of Jackson Flat Reservoir.

For this corridor to become healthy again the community needs to invest in restoration and create spaces that will encourage the community to forge new relationships with this invaluable asset. Water is scarce in the desert and this corridor is a rare ecosystem that the community should be proud of.



CREEK CORRIDOR

CITY WIDE

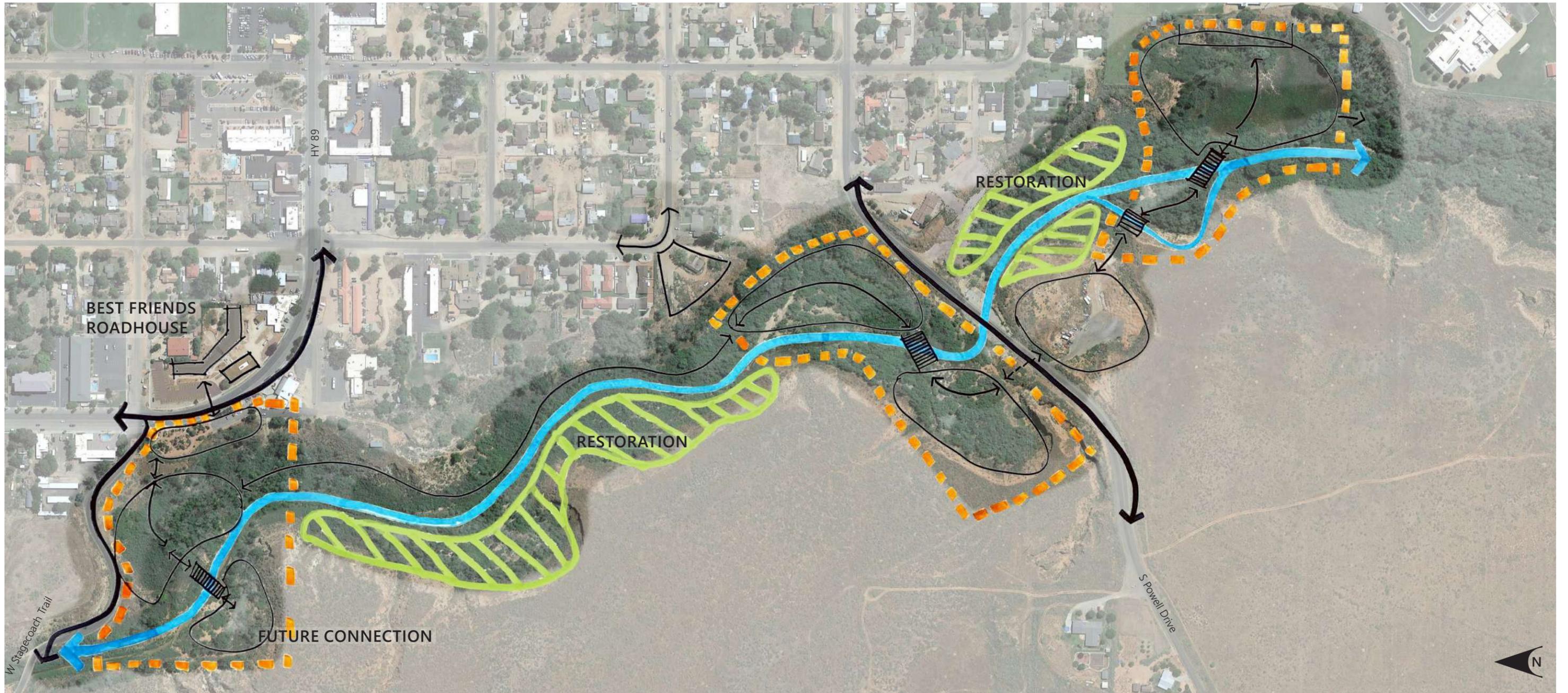
We began by evaluating the creek corridor at a larger scale looking at how it relates to many parts of the city. We analyzed where possible connections could be made and how existing features like the bridges could be incorporated into the design of the corridor.



CREEK CORRIDOR

DOWNTOWN

We have identified three sites within this segment where we will explore a variety of activities and experiences. Between these smaller sites there will be trails and opportunities for habitat protection, restoration, and improvement.



CREEK CORRIDOR

SITE CHARACTER

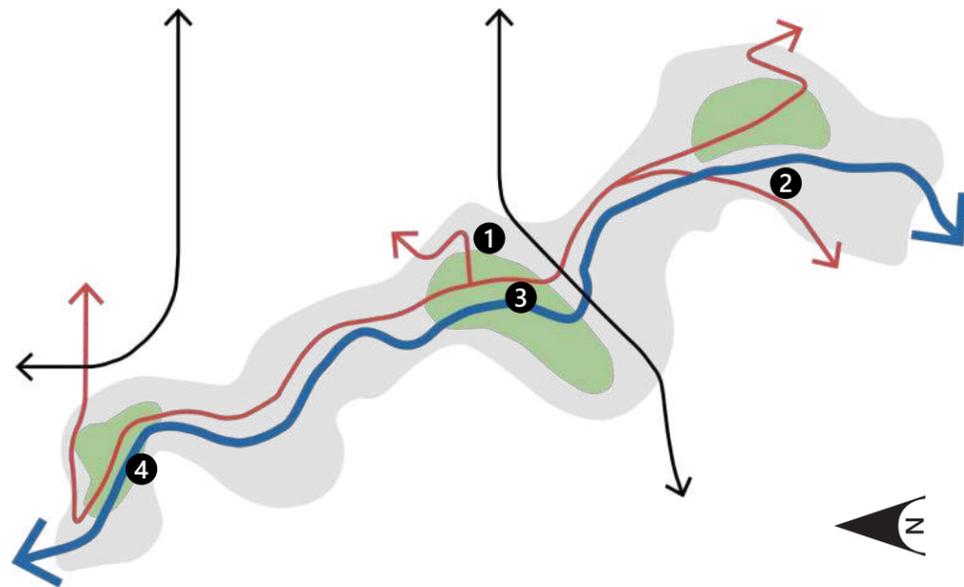
Kanab Creek is an underutilized asset and its location at the heart of town makes it an ideal location for improvement and future development. Conditions within the corridor are deteriorating, erosion and invasive species being the primary issues. The community needs to take ownership of this resource and restore it. When the community begins to feel attached to this site they will reap the many benefits it has to offer.



1 Looking west from 200 South



2 Looking southeast toward the middle school



3 Water conditions near South Powell Drive



4 Looking north at Stagecoach Trail Road

CREEK CORRIDOR CONNECTIONS

This corridor creates valuable connections to the downtown core, seamlessly joins the pioneer sidewalk south of Highway 89, and also creates a safe pedestrian route from the Ranchos to the middle school and high school. By creating these connections the Creek Corridor is no longer a barrier isolating the Ranchos from the downtown core. This will be especially important as the west side of town continues to be developed.

The new connections and restored landscape create an oasis at the heart of the city. These sites will provide new education and recreation opportunities that are unique to the this landscape.

WILLOW PARK

Willow Park sits across from the newly renovated Best Friends Roadhouse and has direct connections to the downtown core.

MAIN FEATRES

- Adjacent to Best Friends Roadhouse
- Entrance at Levi Stewart Memorial
- One block from downtown
- Directly west of the elementary school

OXBOW PARK

Oxbow Park has some of the steepest slope conditions of the three sites and only has one connection to the top of the corridor. Along the western edge the cliffs are hazardous and should not be used as means of access into the corridor. Although the slopes are hazardous they sit along the northern edge of South Powell Drive which can serve as a secondary entrance. The slopes on the eastern side are more favorable and a connection is possible to 200 W and 200 S tying into the pioneer sidewalks in the core. Oxbow Park is the center of the corridor and has trail connections to both Willow and School Park.

MAIN FEATRES

- Pioneer sidewalk at 200 W and 200 S
- South Powell Drive to Ranchos
- Trail to Willow Park
- Trail to School Park

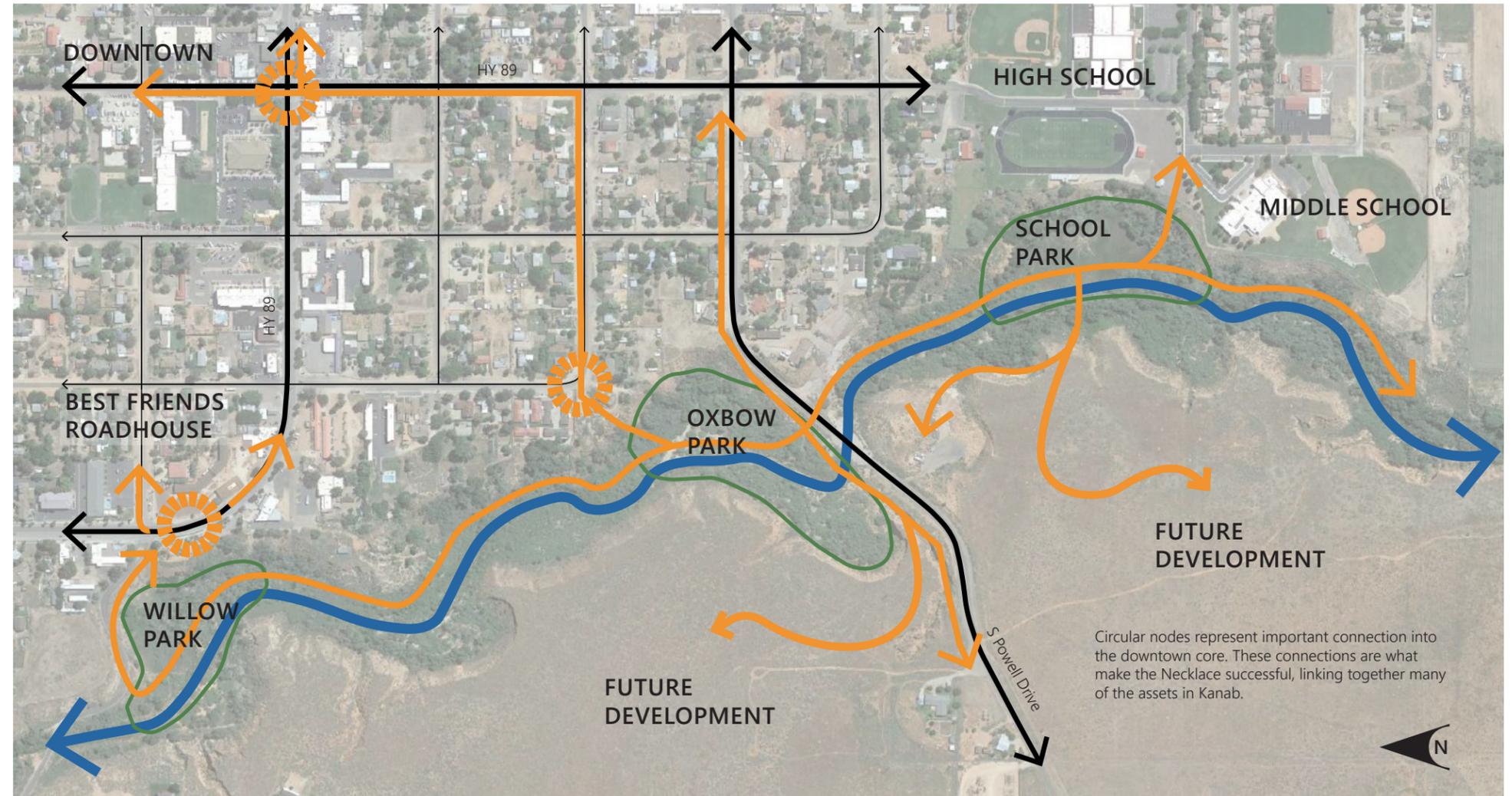
SCHOOL PARK

School Park is in a great spot on the Creek Corridor and has many connections that make the park perfect for community gathering and learning. The high school and technical college are located within walking distance of the site, giving students and teachers the chance to learn outside and create a natural way of teaching about creek rehabilitation and desert landscapes.

The new Ranchos development also has a good connection to the park. Because of the close relationship a new trail that connects the Creek Corridor trail will climb the west side of the creek bed cliffs and give all residents access to the creek.

Main Street is where the city congregates for holiday celebrations and activities. Connection to Main Street is essential to promote a close-knit walkable community like Kanab as well as giving quicker access to residents at the Ranchos to cross over to Main Street.

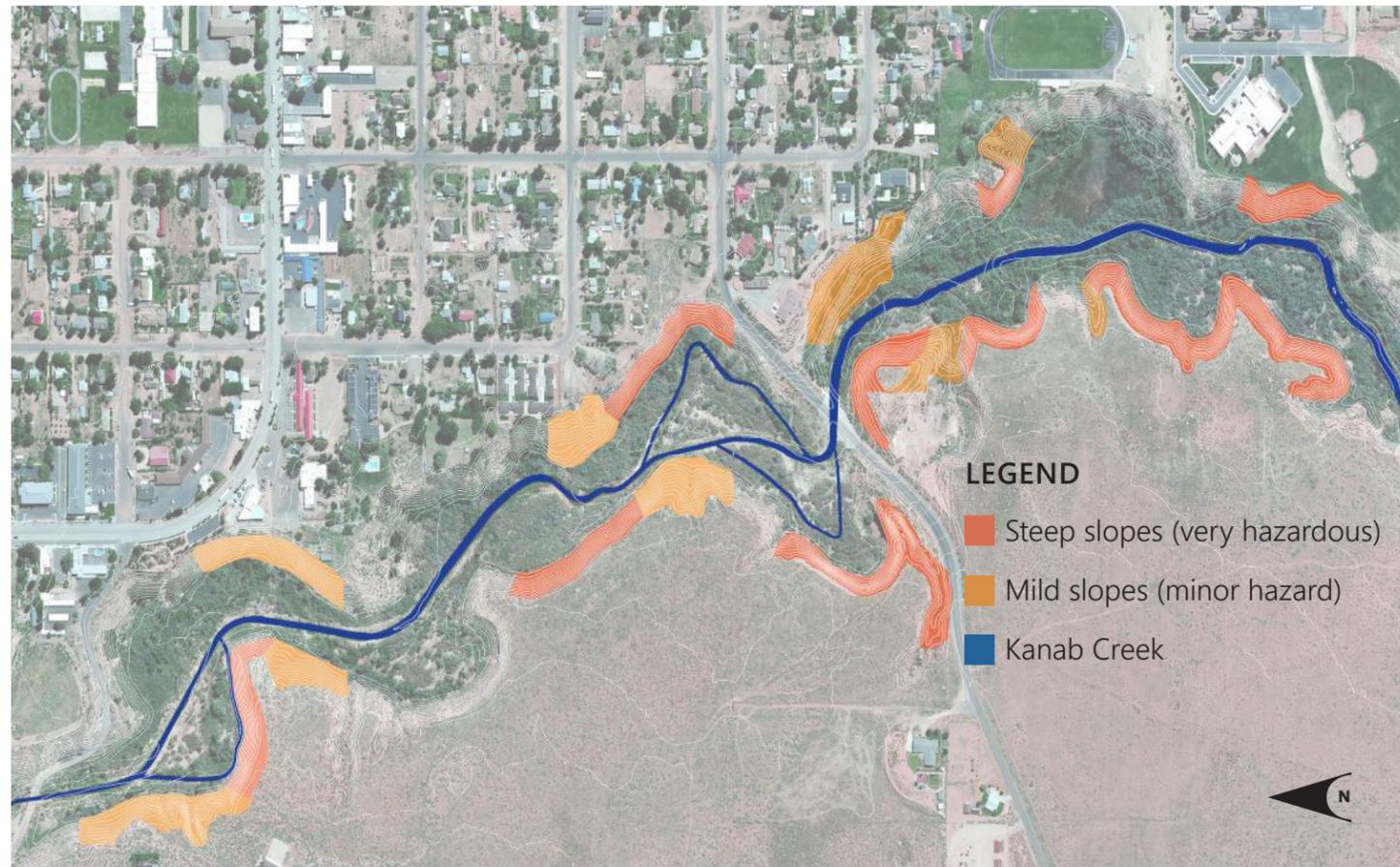
The trail through the park also connects into the Necklace trail system that eventually will connect all major Jewels of the city.



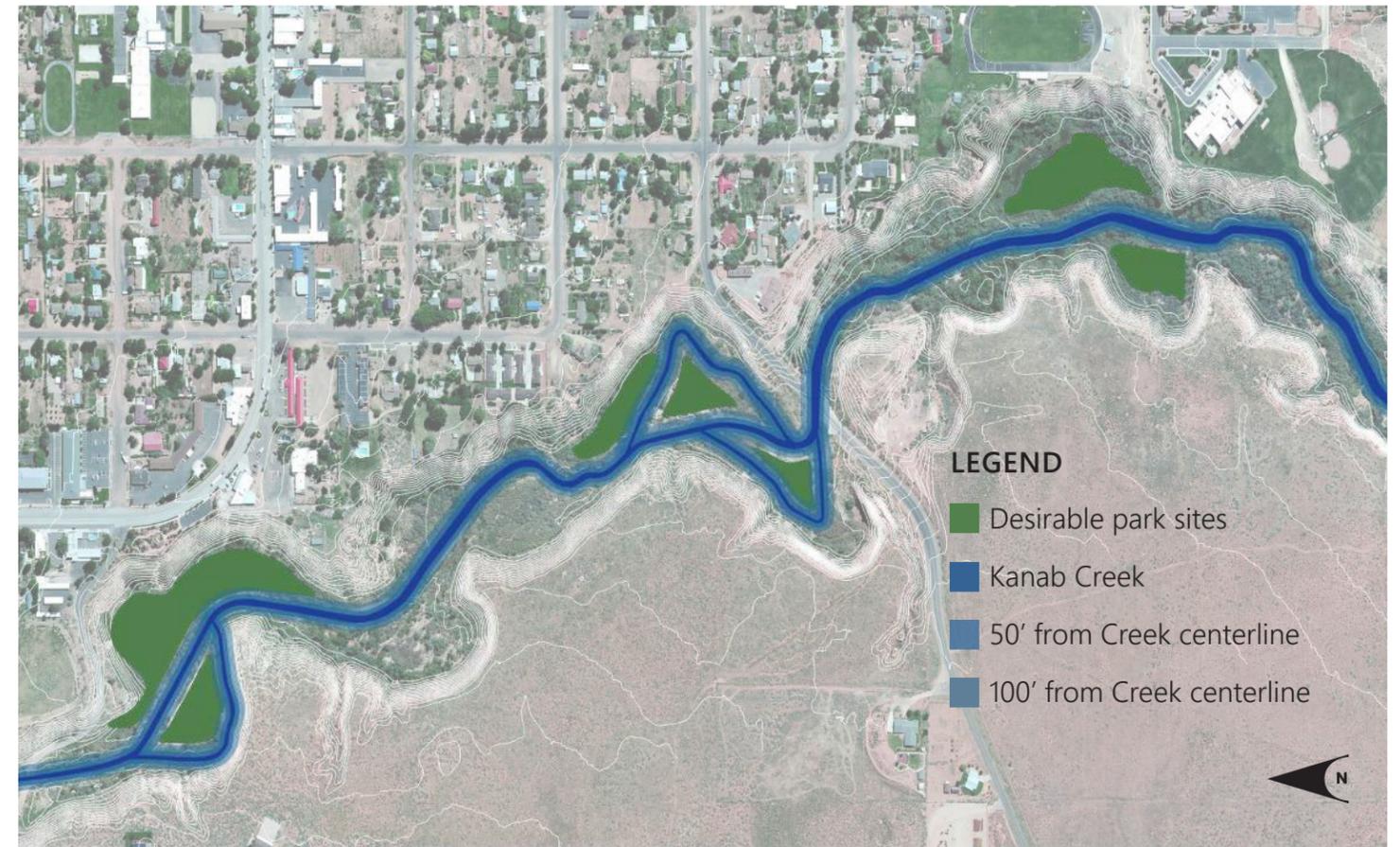
CREEK CORRIDOR

SLOPE & HYDROLOGIC ANALYSIS

Within the Creek Corridor there are a variety of slope conditions that will inform future development in the corridor and connections to the west and east. Steep slopes should be avoided where possible as they are often unstable and can be impassible. These areas should be stabilized for development and trail connections.



Southern Utah is prone to flash floods and Kanab Creek is no exception. For projects in the corridor to be possible we need to respect the creek and maintain safe distances from the water's edge during flood events. We buffered the creek at 50' and 100' intervals to determine safe areas for development.



CREEK CORRIDOR

MASTER PLAN

This is the proposed plan for the Creek Corridor. There will be four major access points and three parks spanning just over a mile in length. Each park will be centered around a different idea or purpose all for the locals and tourists of Kanab. There is Willow Park to the north, Oxbow park in the middle and School Park farthest south in this image.



WILLOW PARK

SITE CHARACTER

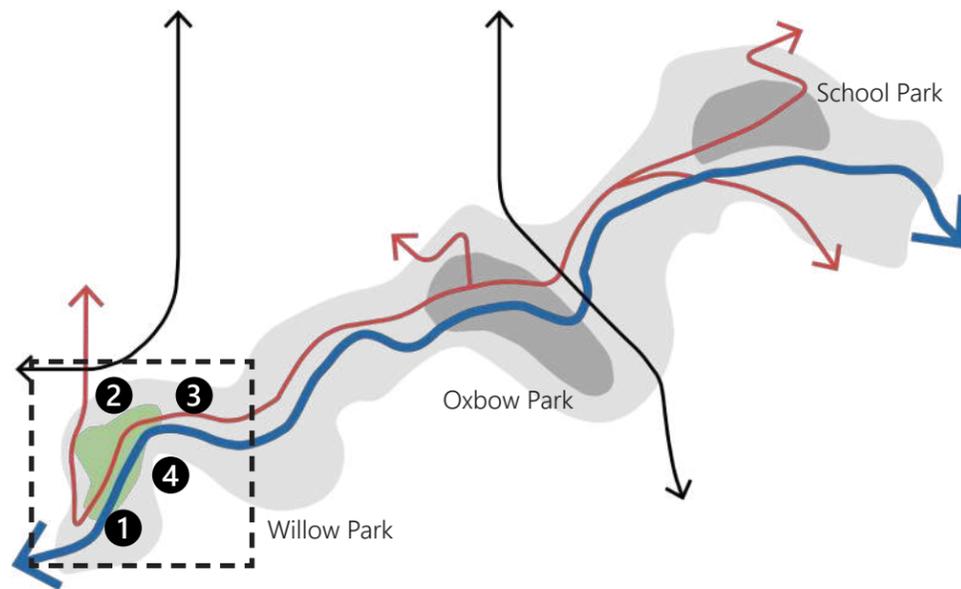
Willow Park is situated at the base of downtown and will create an accessible open space for many of the residents downtown and is adjacent to many of the city's hotels. Currently it is unused by the public. It has life, but that life tends to be mainly invasive species. The entire Creek Corridor is outlined by steep slopes that have been carved out of the sandy soil.



1 Looking north toward the Canyon



2 Looking west at the mountains



3 Looking northeast at Levi Stewart Memorial Park



4 Looking east at Little Hollywood Land Museum

WILLOW PARK

SLOPE & HYDROLOGIC ANALYSIS

Willow Park is the northmost park out of the three park that are proposed. It is the first big bend in the creek, so when the creek is flooding this bend can pose hazards to the park. Having a proper set-back from the water's edge is a key to safety.

The west side of the corridor has some very steep edges that could be prone to collapse if not respected and maintained. Being cautious of this area and respecting the flood fence of the river is important.

LEGEND

- Steep slopes (very hazardous)
- Mild slopes (minor hazard)
- Kanab Creek

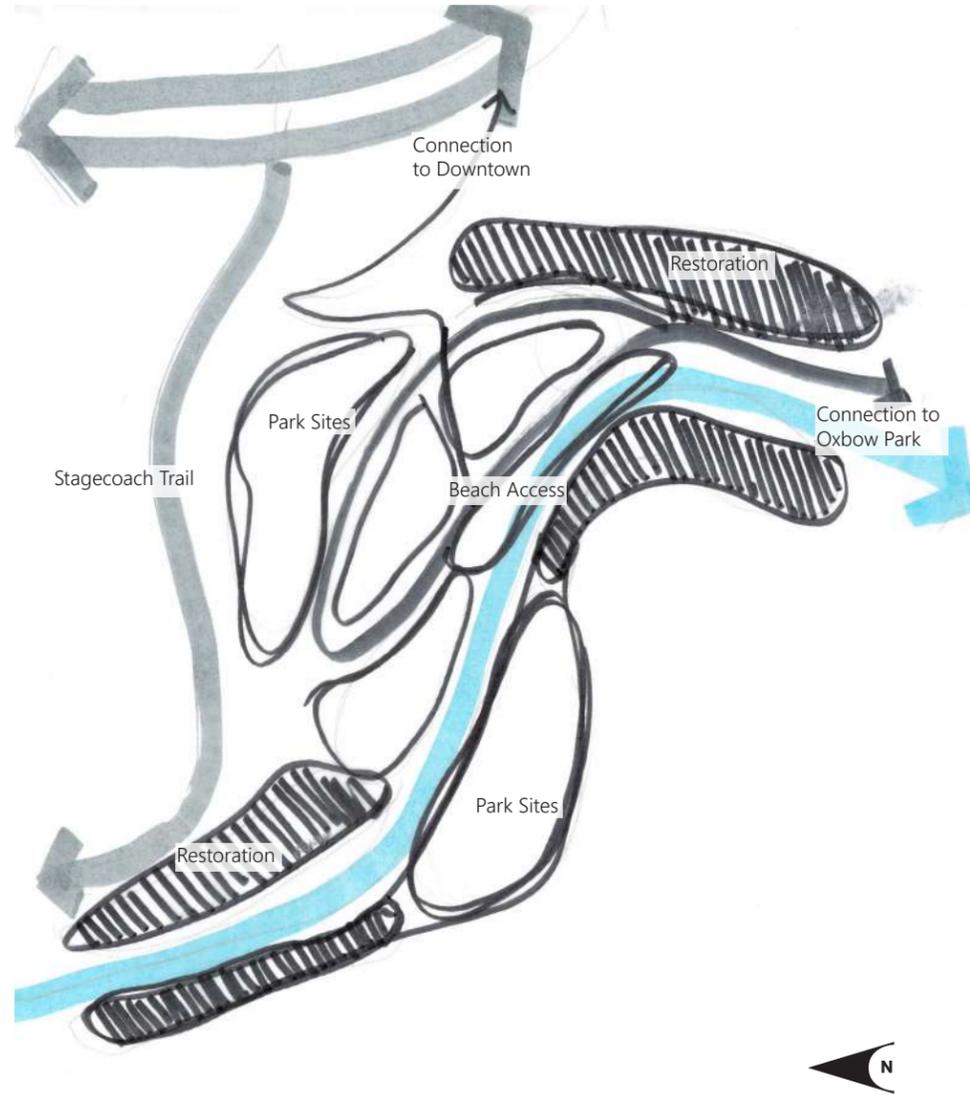
LEGEND

- Desirable park sites
- Kanab Creek
- 50' from creek centerline
- 100' from creek centerline



WILLOW PARK

CONCEPT DEVELOPMENT



EXPLORATION CONCEPT

- Understanding how the river interacts with the site.
- Exploring the idea of giving the site the space to flood and build away from the river.
- Finding connections with the city of Kanab.

DESIGN EXPLORATION CONCEPT

- Mapping of the ramping system to create safe access.
- Keeping the site natural while keeping users safe.
- Finding a way to raise the water table to sustain plant life.
- Identifying areas for restoration.

FINAL CONCEPT

- Creating an ADA access trail to the park.
- Constructing flood management and erosion control barriers.
- Designing willow walls to break up the play area for families.
- Making the west side of the creek an area for wildlife and ecosystem restoration

WILLOW PARK

MASTER PLAN

Willow Park is the park farthest north on the river. When looking at the site we noticed a few constraints. Getting access into the park was a priority. After plotting a ramp into the site, the next issue was how to greet the user. As a person walks down the long ramp they will be greeted with a gorgeous view of not only Willow Park, but also catch glimpses of Oxbow Park around the bend.

When looking at what was already on this site it was clear that the creek had managed to carve out a lot of land sinking itself far below grade. To fix this issue, two eight-inch flood management and erosion control walls would be set in the creek. These would allow the creek to carve out a new path creating another spot for people to enjoy the water in town as well to reset the water table in the corridor.

PLACE OF THE WILLOWS

Kanab is a word in the Paiute language meaning, "place of the willows." This park is designed in a way to represent that ideal. Leaving this park natural and adding woven willow walls and a willow art installation is an embodiment of Kanab. The willow walls could be made with the help of the community. Let the people put their hearts into working on this representation of the city they love.



1 Willow Art Installation



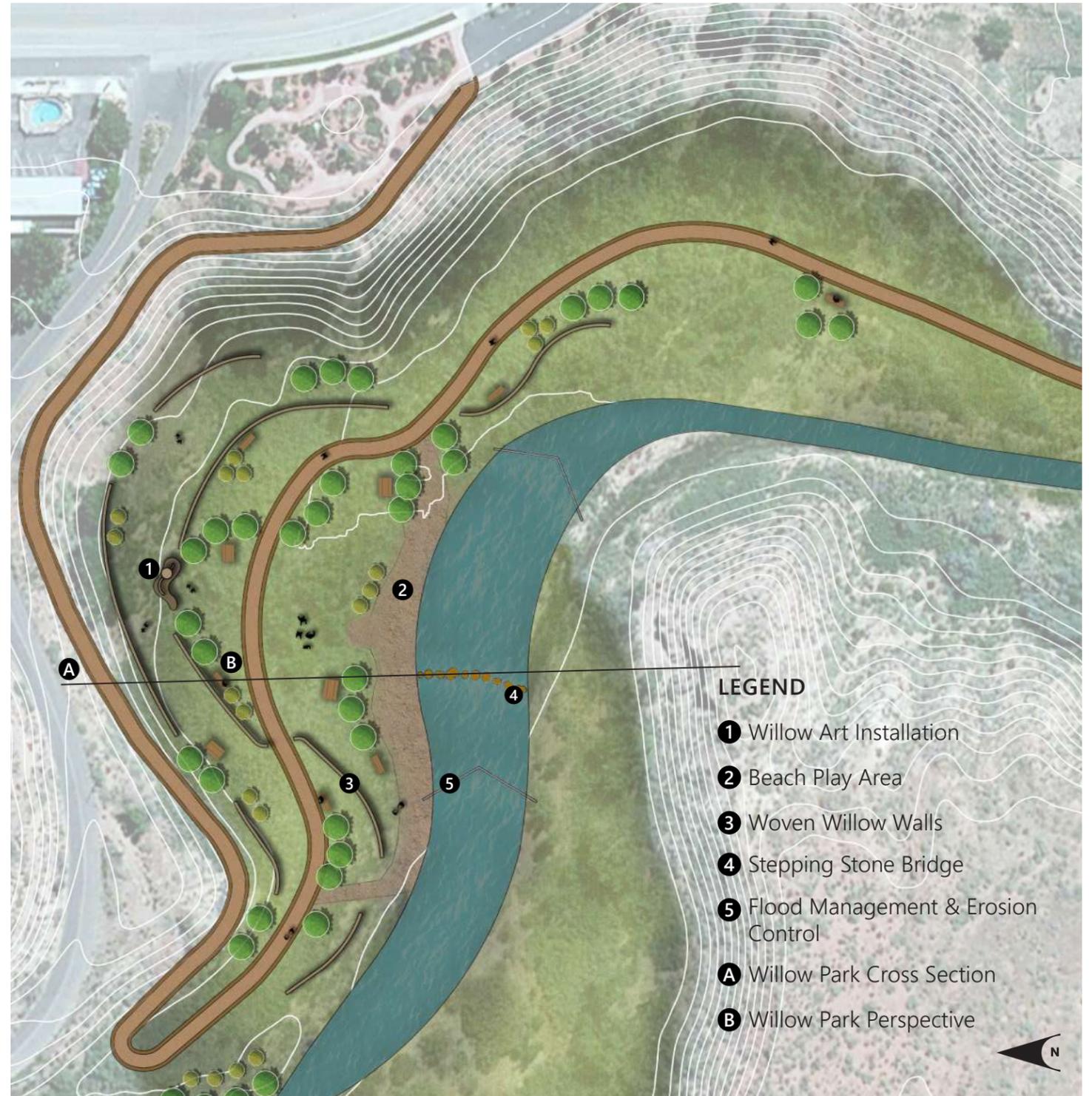
3 Woven Willow Walls



4 Stepping Stone Bridge



5 Flood & Erosion Management

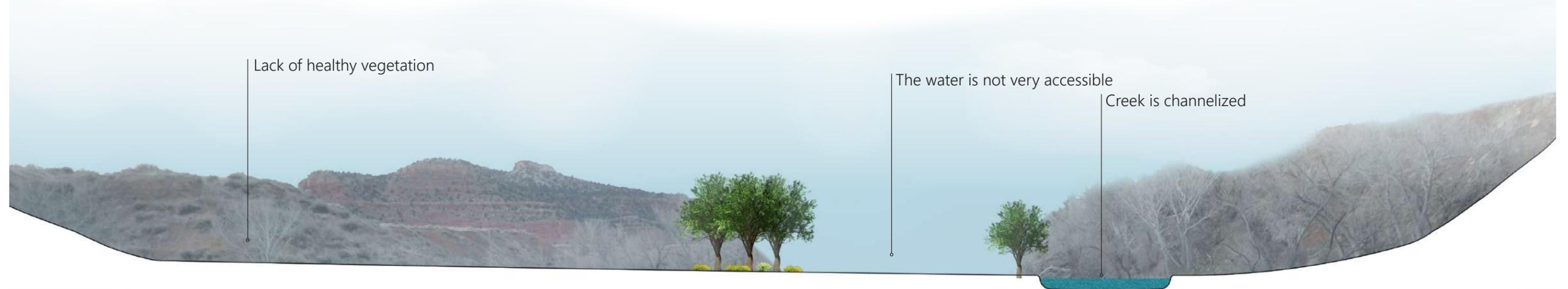


WILLOW PARK

CROSS SECTIONS

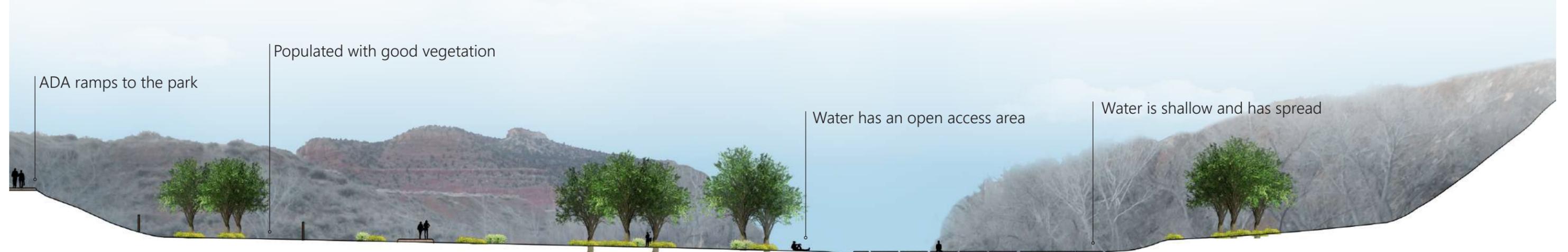
BEFORE IMAGE

These diagrams help to show the perspective of how steep the walls of the corridor are. They can be quite treacherous. The plan is to manage the path into the site allowing just about everyone access into the park. The first picture is the before image. There are many unwanted plants growing there now. The water table is not available to allow other species to grow.



AFTER IMAGE

The second image shows a section of the intended plan. With the water management devices in place the creek can carve out a much larger path. This effectively raises the water table, allowing more plants and trees like the cottonwood to grow. With a higher water table, there would be little to no watering from the city needed.



WILLOW PARK

PERSPECTIVE

This perspective shows the natural and minimal intervention aesthetics of Willow Park. There will be native grasses in the parks with many cottonwoods to create shade for visitors. This park is intended to be friendly, open, and protected toward all visitors. The path connecting to Oxbow Park leads between the sides of the Creek Corridor heading south.



OXBOW PARK

SITE CHARACTER

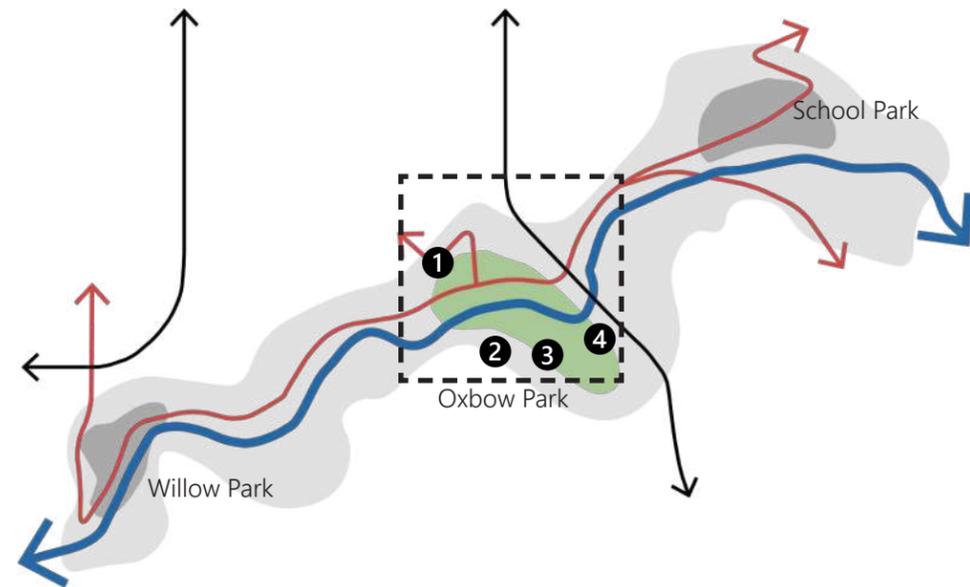
At the center of the Creek Corridor is Oxbow Park, named for the historic water routes that have created interesting topography in the base of the corridor.



1 Looking north toward the canyon



2 Looking west at the mountains



3 Looking northeast at Levi Stewart Memorial Park

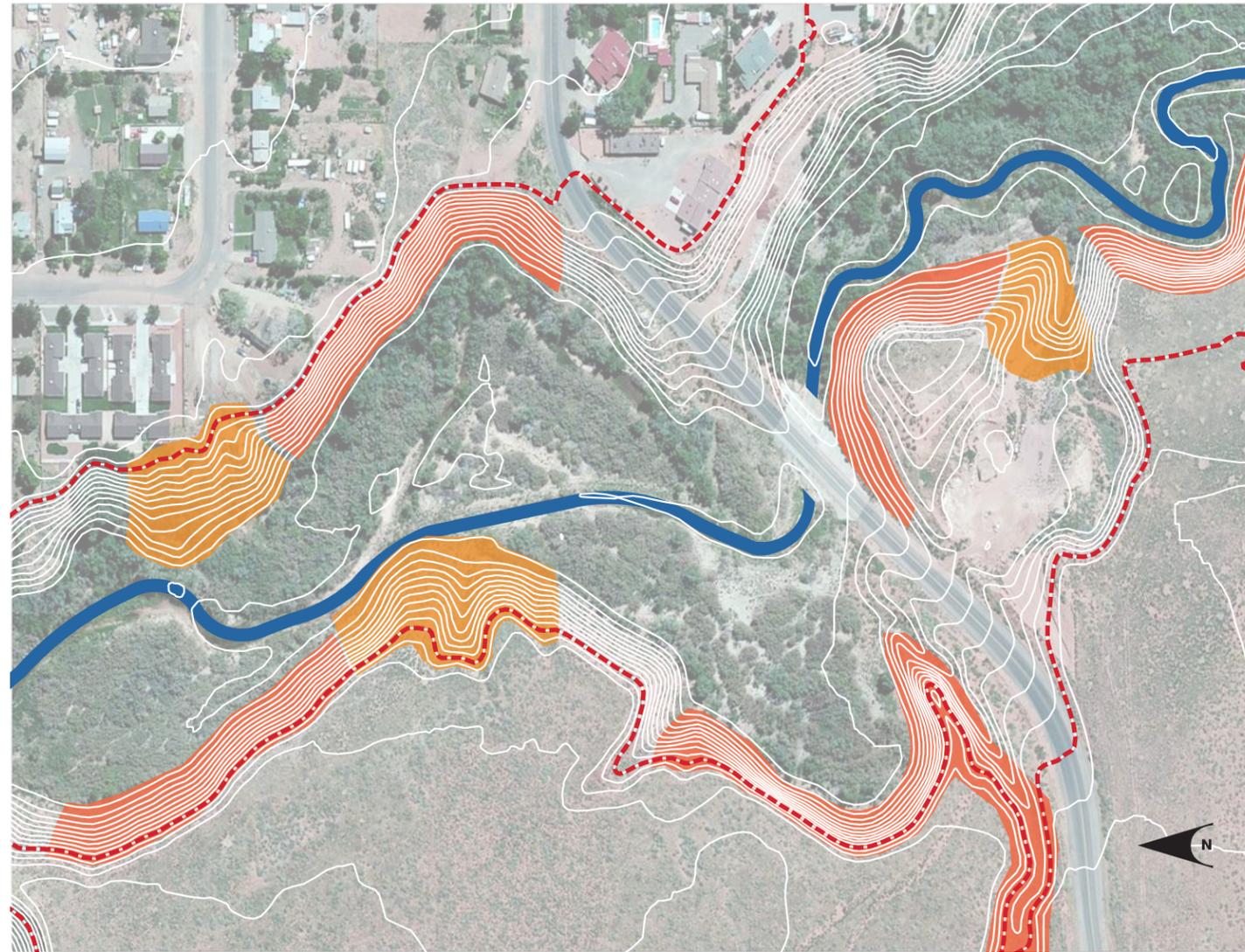


4 Looking east at Little Hollywood Land Museum

OXBOW PARK

SLOPE & HYDROLOGIC ANALYSIS

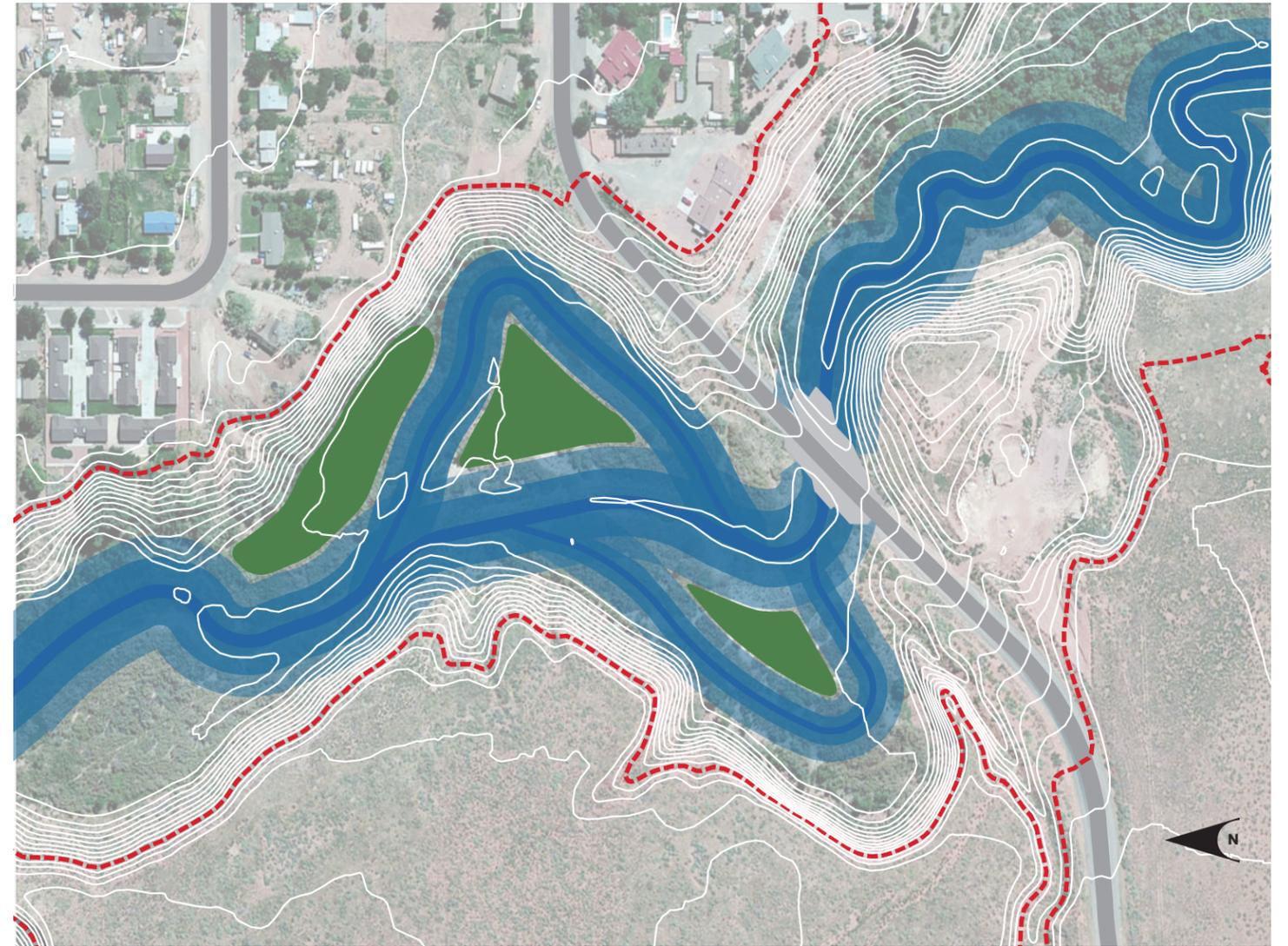
The Oxbow Park site is surrounded by some of the steepest slopes in the corridor. This prohibits access into the site from the west side of creek. To access the park site steep slopes will need to be traversed on the east side. Aside from accessibility, the steep slopes should be avoided on the west side and development concentrated on the eastern edge of the creek.



LEGEND

- Steep slopes (very hazardous)
- Mild slopes (minor hazard)
- Kanab Creek

Throughout this site the creek has created many water channels. These channels create small islands that can be developed. The changes in water and topography present development challenges that will guide the design efforts.



LEGEND

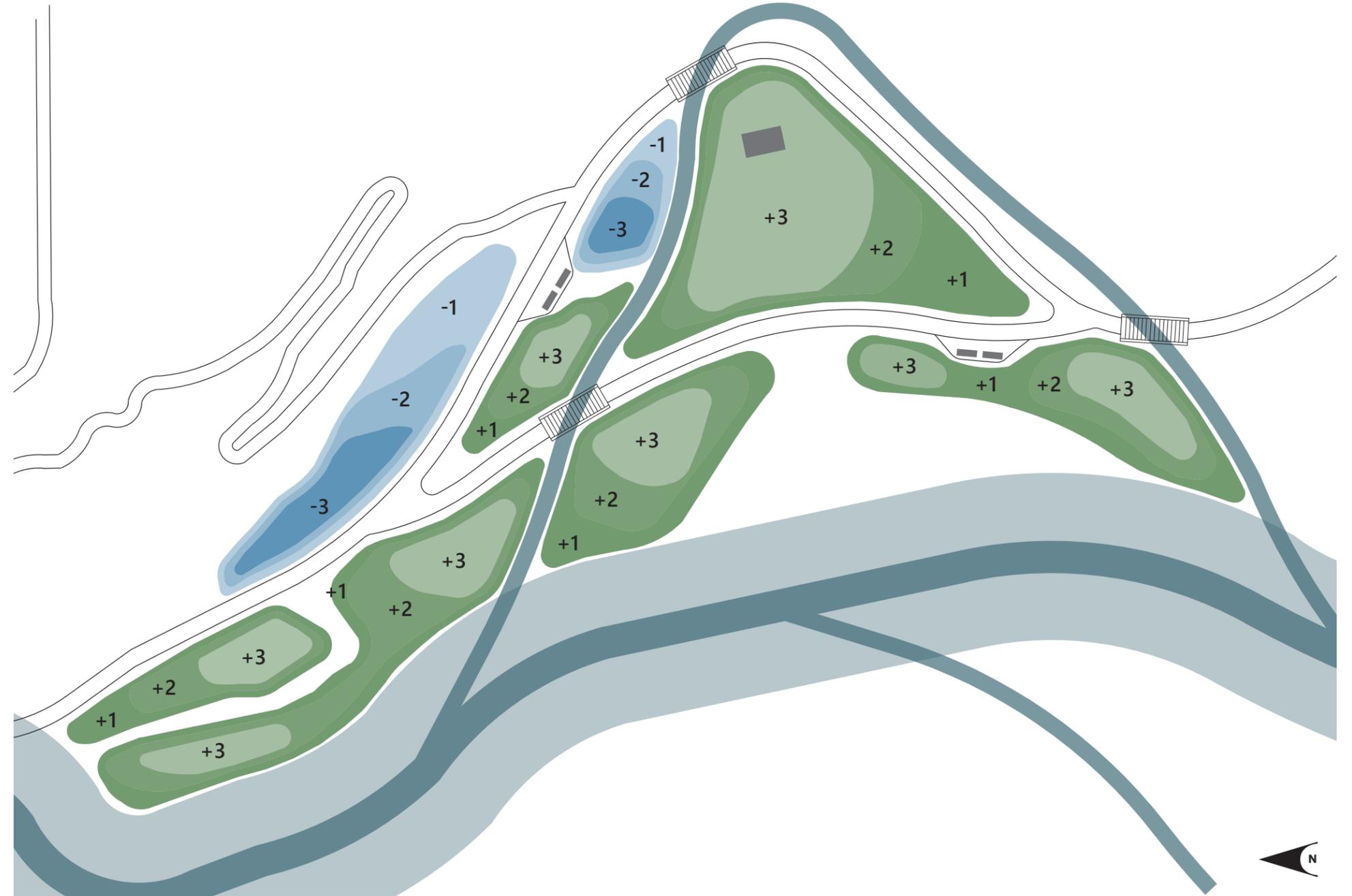
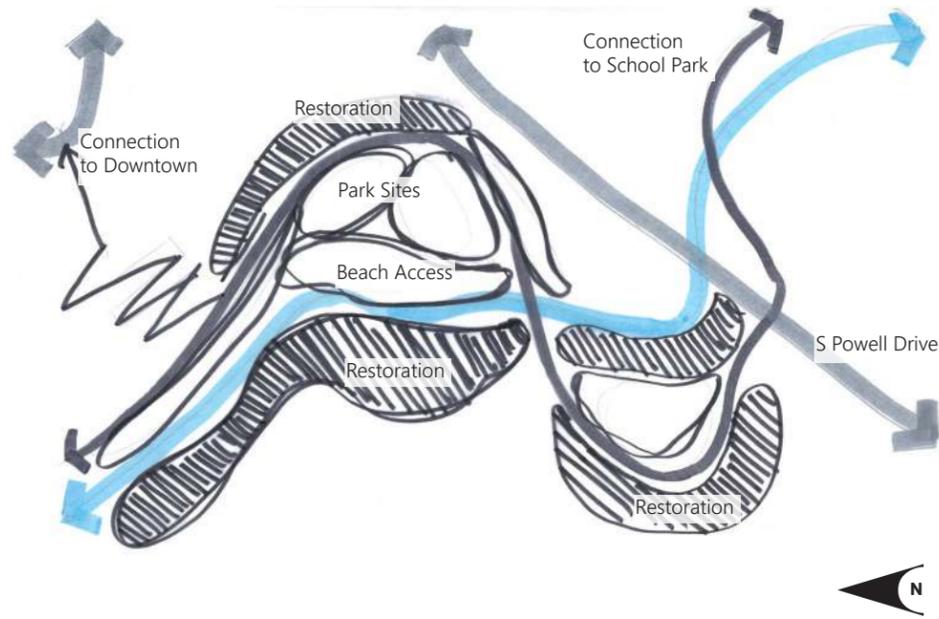
- Desirable park sites
- Kanab Creek
- 50' from creek centerline
- 100' from creek centerline

OXBOW PARK

CONCEPT DEVELOPMENT

Interesting topography has been created by water eroding the base of the creek corridor called Oxbows. These alternate waterways are created during high water events as an emergency exit from the main creek bed. The design of this site accentuates these unique water features and uses them to inform the design of gathering spaces and location of trails.

By maintaining these water escape routes flooding can be much more easily mitigated because the water has many places to go and can be held in these spaces instead of rushing over the roadway. For users the variety of mounds and pond areas provide educational opportunities and protect the fragile creek ecosystem.



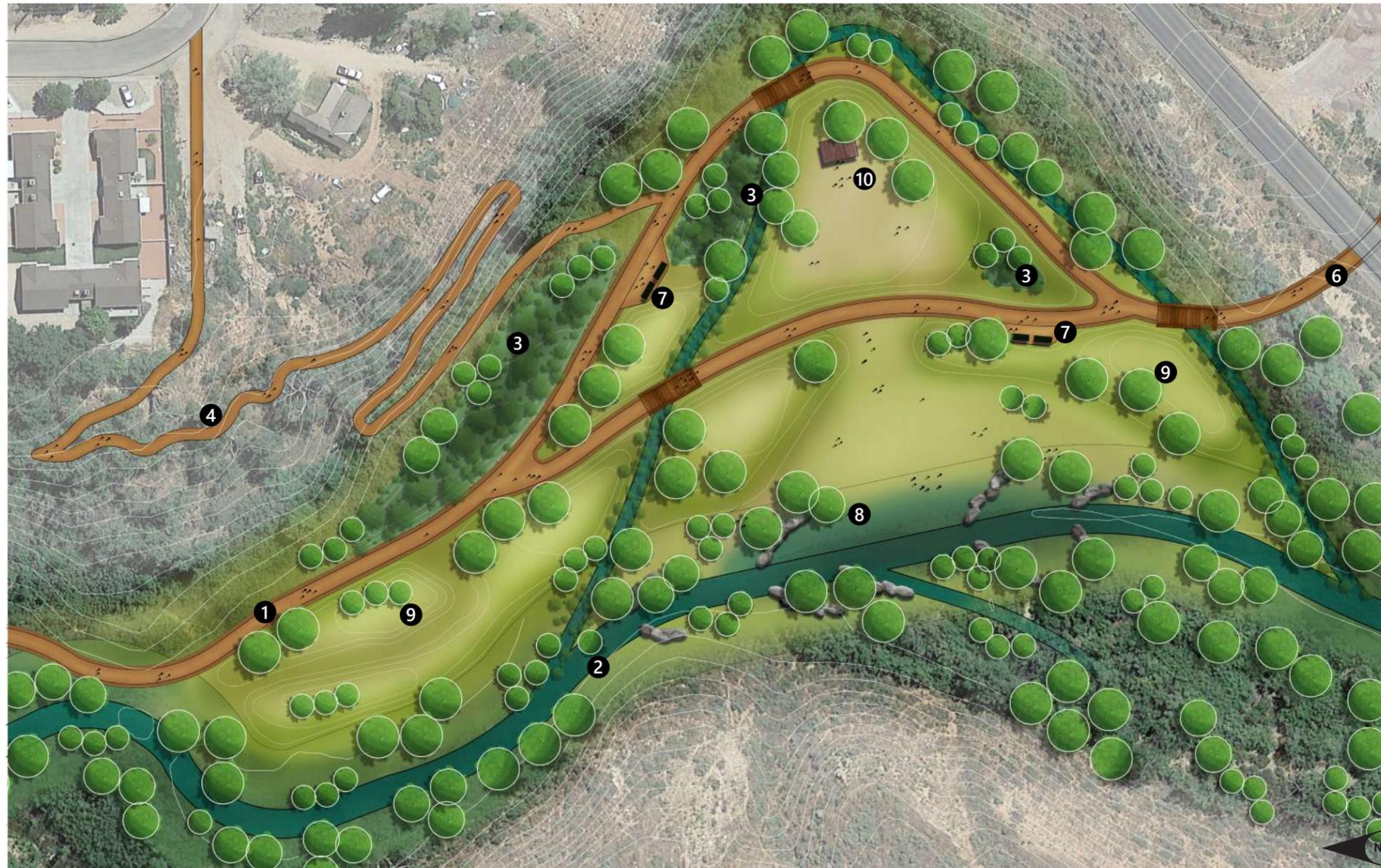
KANAB CREEK

OXBOW PARK

MASTER PLAN

The development of this site will encourage a wide variety of species to return to the area. Mounding areas of the landscape creates microclimates for many species, more drought-tolerant species will inhabit the high section while willows and cottonwoods will grow in the lower areas and along the creek bed. The shape of mounds are a visual representation that will show users the power of the riparian system, how it can change the landforms and creates a diverse ecosystem. The loop trail tucked into the eastern side of the park showcases all aspects of the system. The low areas created by repeated water movement, the current oxbow pattern in the corridor, and the small mesas created by the oxbow and main creek corridor.

On the largest of the mounds there is a pavilion with views directly into the open area where the creek can be accessed. The elevated position of the pavilion protects it from flood events, and creates a continuous view of the whole site. Standing in the pavilion looking west the user can see all of the varied landforms in the site, the cliffs of the corridor, and up to the towering ridges behind the Ranchos



LEGEND

- 1 Trail connection to north
- 2 Kanab Creek
- 3 Water catchment ponds
- 4 Trail to downtown
- 5 Trail connection to schools
- 6 To School Park
- 7 Interpretive signage
- 8 Safe creek access
- 9 Oxbow mounds
- 10 Large gathering space



Bridges over oxbows



Mounding with natural plantings



Safe water access

OXBOW PARK

CROSS SECTION

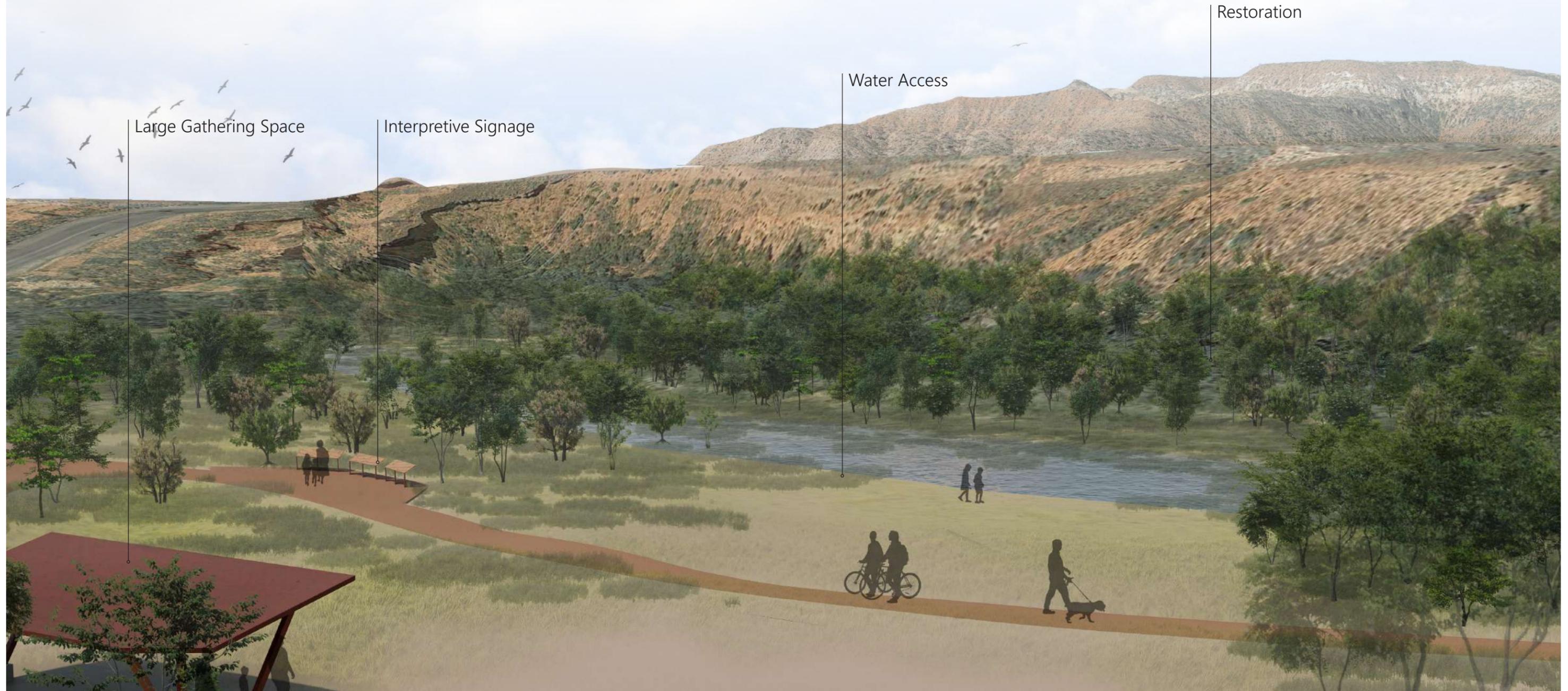
The scale of this corridor is not evident upon first glance. The park sits down protected from the desert winds and the hot afternoon sun, creating a comfortable climatic environment that will attract many users.



OXBOW PARK

PERSPECTIVE

The western edge of the creek exemplifies restoration efforts in the corridor. There are no trails and biodiversity has greatly improved. Throughout the site interpretive signage informs the user of the benefits of the riparian system. Along the creek efforts have been made to make this waterway friendly to park users. The access area is bookended by by two mounds that create a safe area for people to play in the creek.



SCHOOL PARK

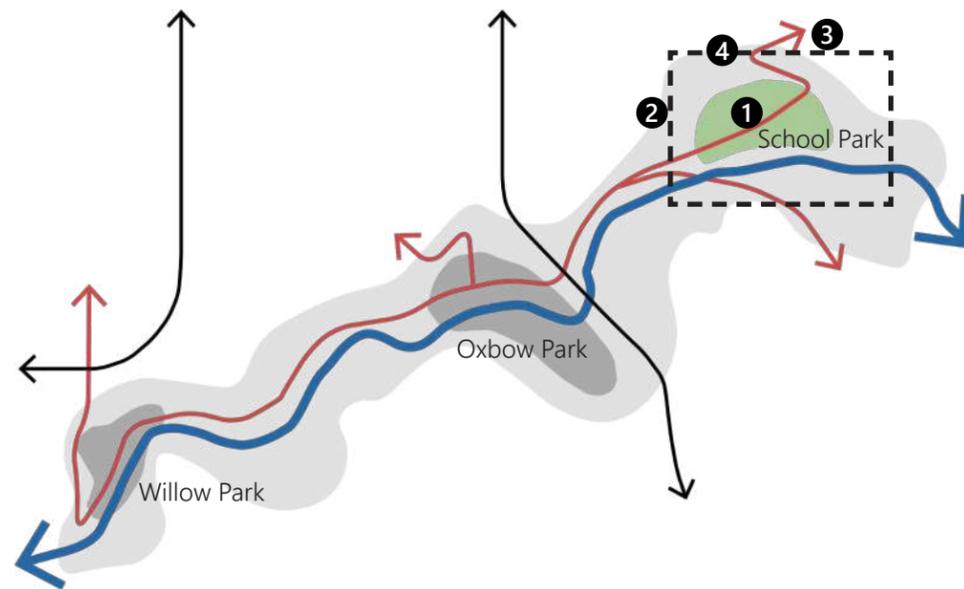
SITE CHARACTER

The School Park site poses a number of opportunities and constraints. Like the rest of the Creek Corridor the park is surrounded by steep, soft cliff sides that make access to the park difficult and is covered in invasive vegetation that creates a scrubby look in the creek bed.

The City of Kanab has taken lots of steps to improve the creek bed by starting to burn the invasive species that have overrun the native plants like the cottonwoods that once made this creek a desert oasis and limiting access near the schools because of the safety hazards the soft cliff walls pose to children playing near them.

School Park has many awesome views and connections nearby that make this park the perfect contender for creating a community gathering place full of education and play opportunities for kids.

Layered view opportunities are provided by two strong cliff backdrops and looking west to the near and distant cliffs



1 Large open space at the base



2 Erosion and debris falling into corridor



3 View from high school lots



4 Primitive access into corridor

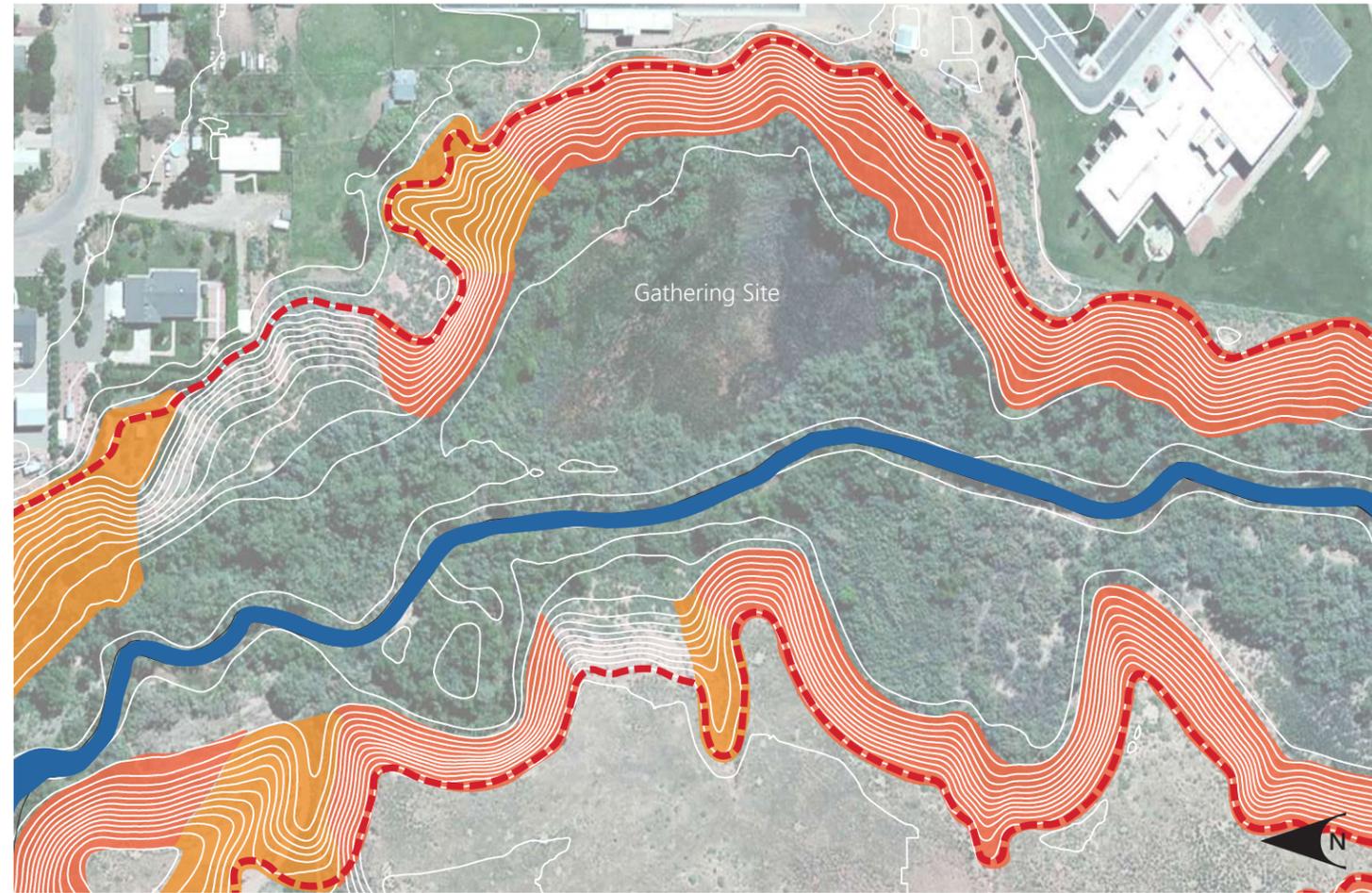
SCHOOL PARK

HYDROLOGIC ANALYSIS & SLOPE ANALYSIS

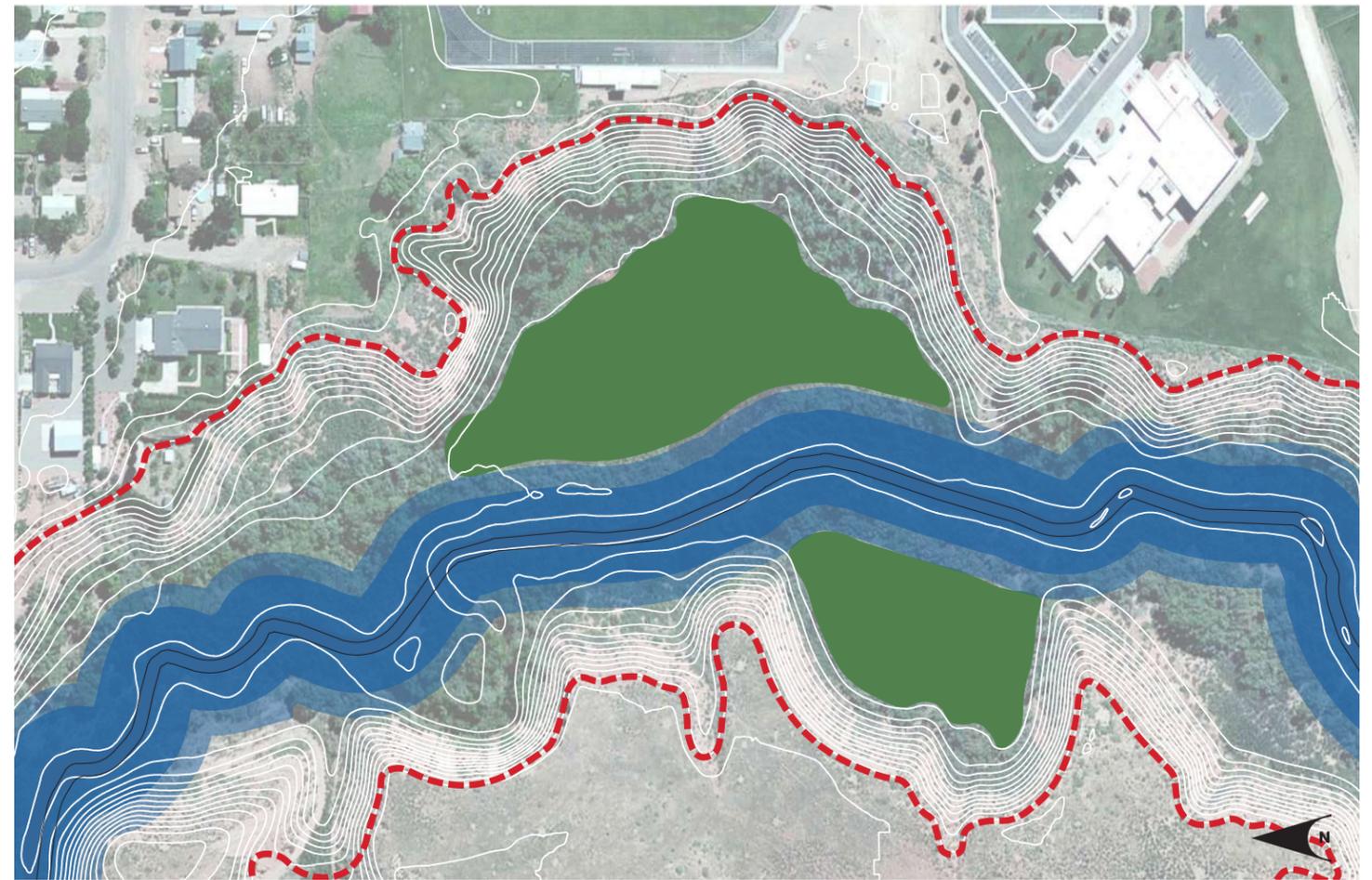
The biggest concern of the Creek Corridor is the safety factors that affect the community, but near the schools safety is the main priority to keep families and children who visit the area away from harm.

The cliffs at the School Park have many hazardous areas. To combat these steep sandy cliffs a long winding trail is needed to safely travel up and down the cliffs.

While Kanab Creek has a consistent stream of low water at certain times of year the creek will flood to regenerate itself after a long, hot year. Between mid-July and mid-September Southern Utah experiences monsoons. The School Park site has lots of floodplain but gives lots of desirable building areas for the community to use safely.



- LEGEND**
- Steep slopes (very hazardous)
 - Mild slopes (minor hazard)
 - Kanab Creek



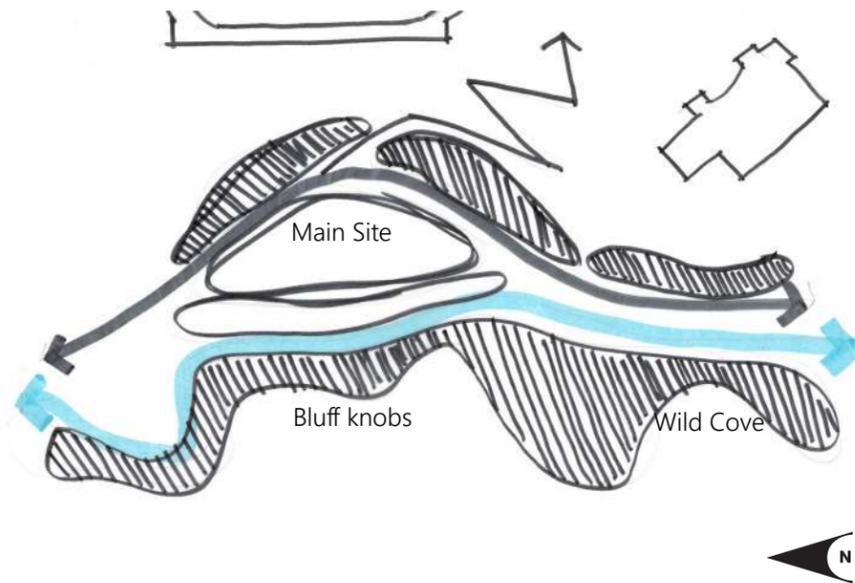
- LEGEND**
- Desierable building area
 - 50 foot flooding centerline
 - 100 foot flooding centerline
 - Kanab Creek

SCHOOL PARK

CONCEPT DEVELOPMENT

Concept development is important to any design idea. While your favorite design idea could work over a couple of brain storming sessions your design will evolve into something wonderful.

The School Park design started off simple by giving shape to what areas of the creek bed are important and where the difficult spots will be. Then onto adding details to where the trail would sit and what areas are good for activity and lastly, a final design that works both aesthetically and functionally.



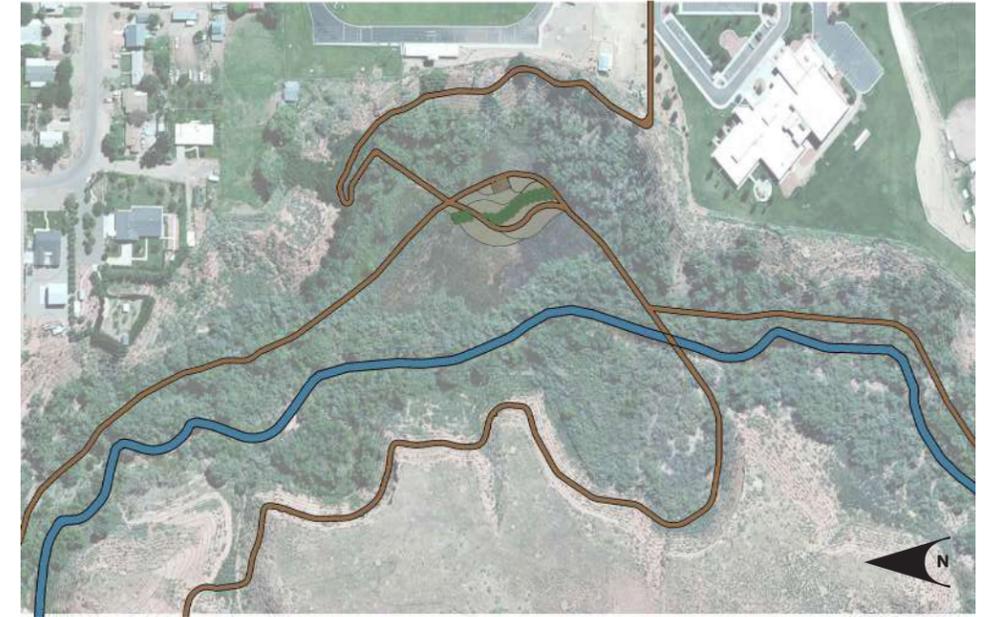
EXPLORATION CONCEPT

- Understanding the importance of connecting to the schools.
- Exploring the idea of giving the site the space to flood and build away from the river.
- Needing habitat regeneration as a priority.



DESIGN EXPLORATION CONCEPT

- Mapping of the ramping system to create safe access.
- Placing the trail to connect to the Necklace trail system.
- Finding flat activity areas for picnicing and nature play.
- Create important links to the high school and middle school.



FINAL CONCEPT

- Making a long looping trail to have easier ADA access to park.
- Adding access to the development on the western edge of the creek corridor, with an essential creek crossing.
- Creating planting swales and designed activity areas.

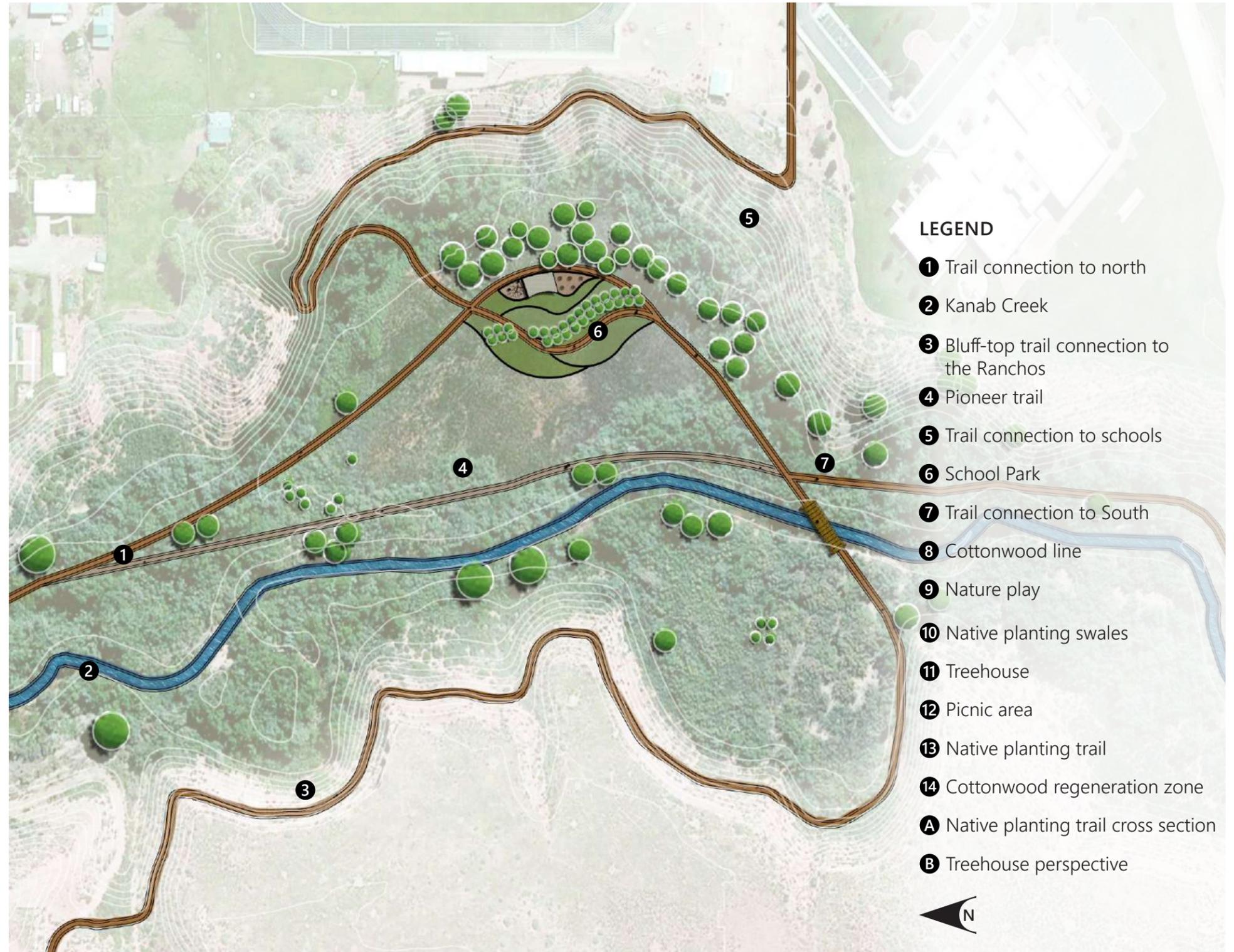
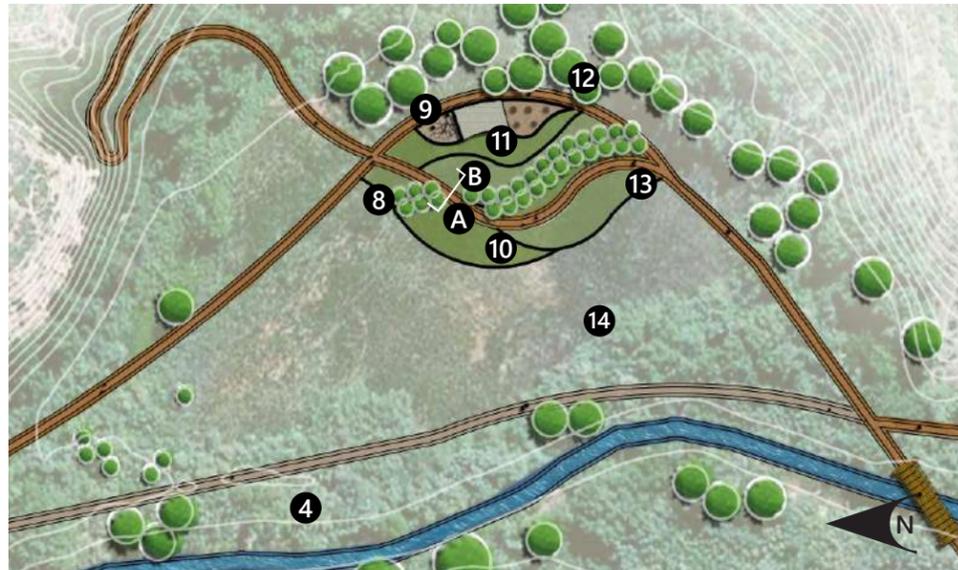
SCHOOL PARK

MASTER PLAN

The design for School Park has revolved around the topic of creek bed rehabilitation and desert landscapes. This park is meant to introduce native plants and cottonwoods back into the creek bed and allow the area to flood yearly to help newly dropped seeds take root in the ground and recreate a lush creek bed that will bring beauty and health to the environment.

The design also shows a education treehouse that stands off the ground to give a better view of the gardens as well as accommodate monsoon flooding.

A healthy creek bed not only adds aesthetically to the city but also can add health to a community. Cottonwoods are a fast growing tree that produce as many as 48 million seed per year. By allowing cottonwoods to regenerate in the creek bed the community can watch the growth and dispersal of the seedlings throughout the creek bed. By standing on the treehouse you can watch the planted line of cottonwoods evolve into a bounty of cottonwood trees that bring shade and beauty to Kanab Creek.



SCHOOL PARK

CROSS SECTION

The native planting trail is meant to give Kanab residents and visitors the ability to see a desert creek bed regenerate in a healthy and natural way. This part of the park will teach families and children about native plants and ecosystems that will enrich the community and the Kanab Creek bed.



A INTERPRETIVE TRAIL

SCHOOL PARK

PERSPECTIVE

This perspective shows the aesthetic of the treehouse in the native gardens. This treehouse will hold educational plaques and activities for teachers, families, and visitors to come and learn about the regeneration of a healthy creek bed by watching the line of cottonwoods slowly dissipate into a lush landscape to encourage the naturalization of the creek bed.



B TREEHOUSE LOOKING EAST

KANAB CREEK

CONCLUSIONS

Combined these three parks offer a variety of experiences, provide new educational opportunities, and create invaluable connections to the downtown and surrounding areas. This small piece of the Necklace turns what is now an inaccessible barrier between the east and west sides of town into a spine that supports the Necklace system and establishes Kanab Creek as an asset for the community.



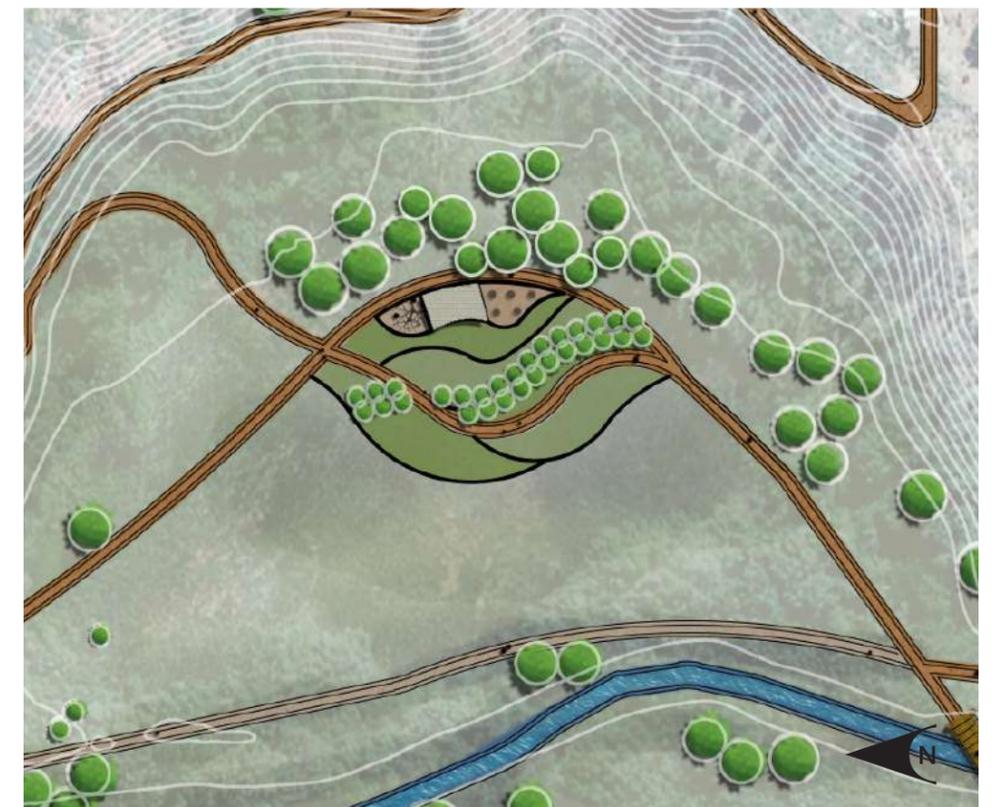
WILLOW PARK

- Improved flood mitigation creates user-friendly water access
- Organic materials blend into the landscape
- Direct connection to downtown core



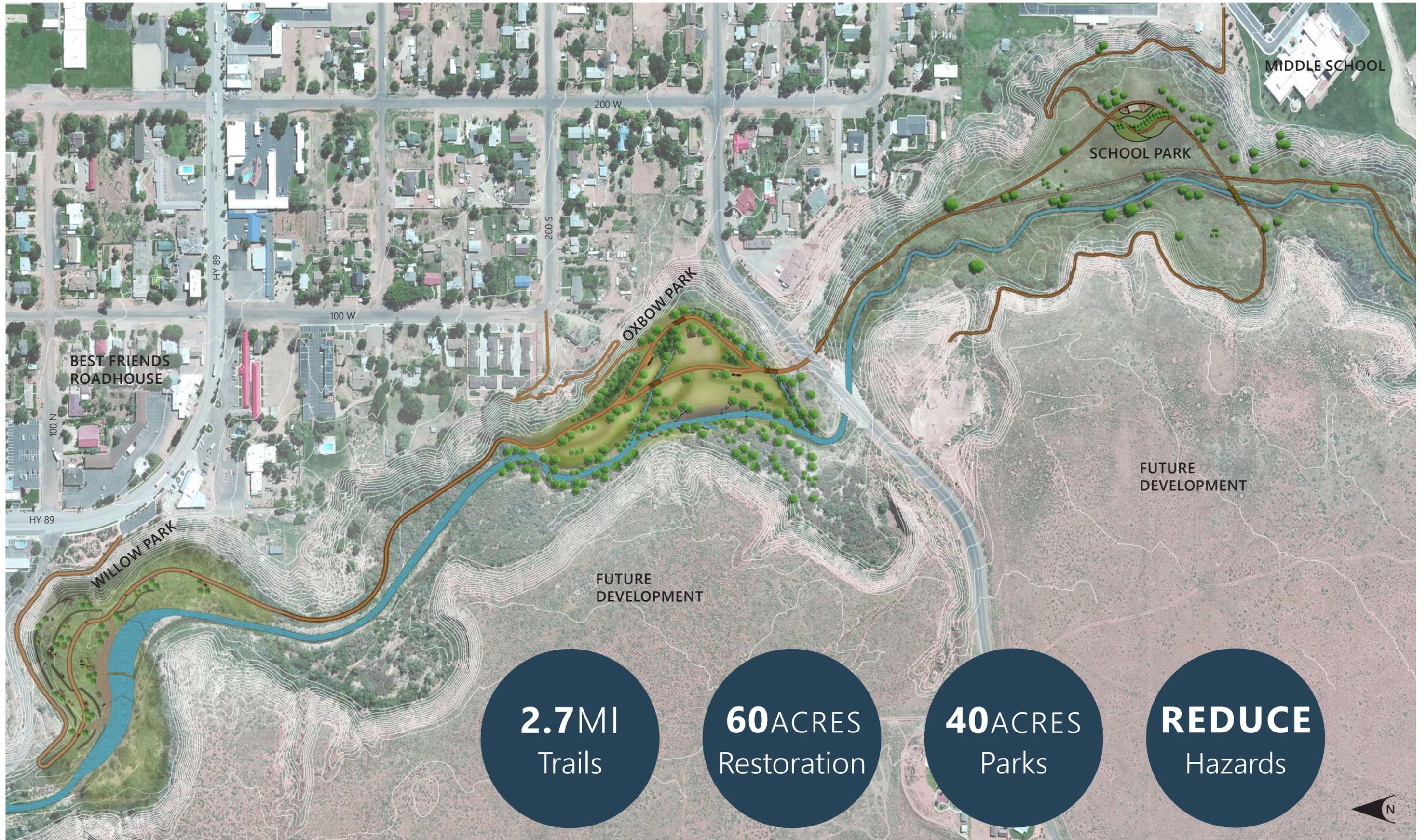
OXBOW PARK

- Natural landforms create site features
- Improved water routes provide trail and flood mitigation opportunity
- Elevated gathering space



SCHOOL PARK

- Outdoor education treehouse
- Important east/west access point
- Small park site allows for needed restoration





K

FREE
Golf
Gas
WiFi
HBO

POOL

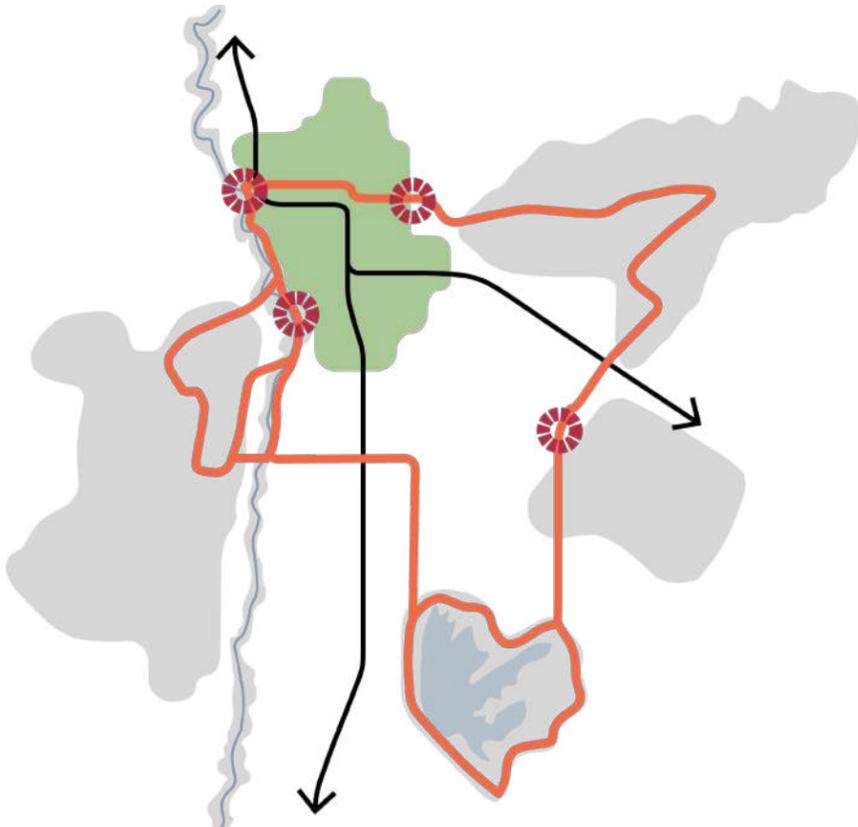
Real Estate

RENTAL OFFICE
AVAILABLE
43-889-164

KANAB

CORE

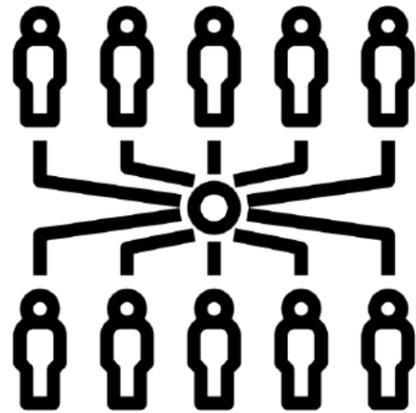
A PLACE FOR ALL



KANAB CORE

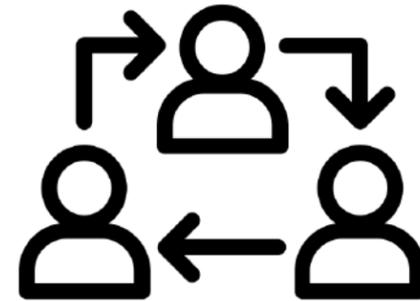
KANAB CITY CORE

WHAT MAKES A CORE SUCCESSFUL?



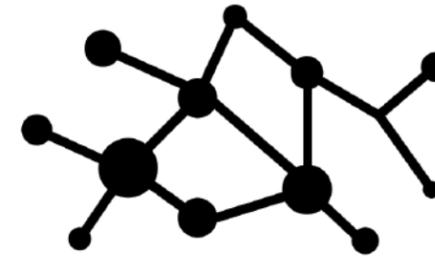
SENSE OF PLACE

- Strong cultural identity
- Landmarks
- National attention
- Brand recognition



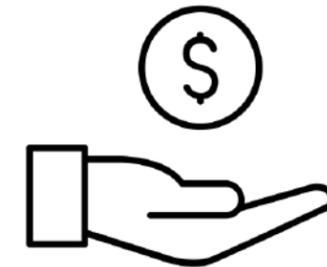
INTERACTION

- A place for locals
- A place for visitors
- A place for both



CONNECTIONS

- Walkable
- Visitors & locals
- Wayfinding
- Nature
- Health benefits



ECONOMY

- Walkable commercial areas
- Connections to retail areas
- Business opportunities
- Tourists who linger

KANAB CITY CORE

BRIDGING THE DIVIDE

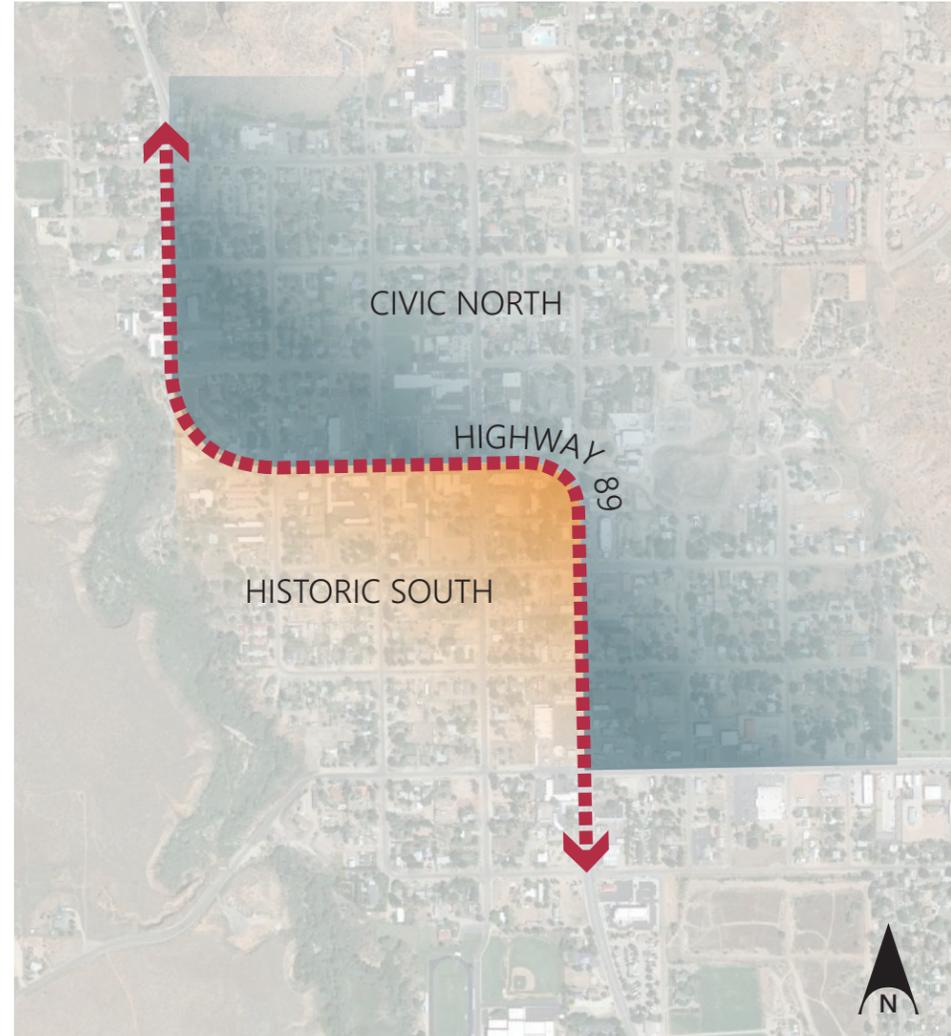
THE DIVIDE

The highway creates a divide within the city. It is an impermeable barrier to pedestrians effectively cutting off the North from the South. Addressing this challenge is the basis of our division of the core.



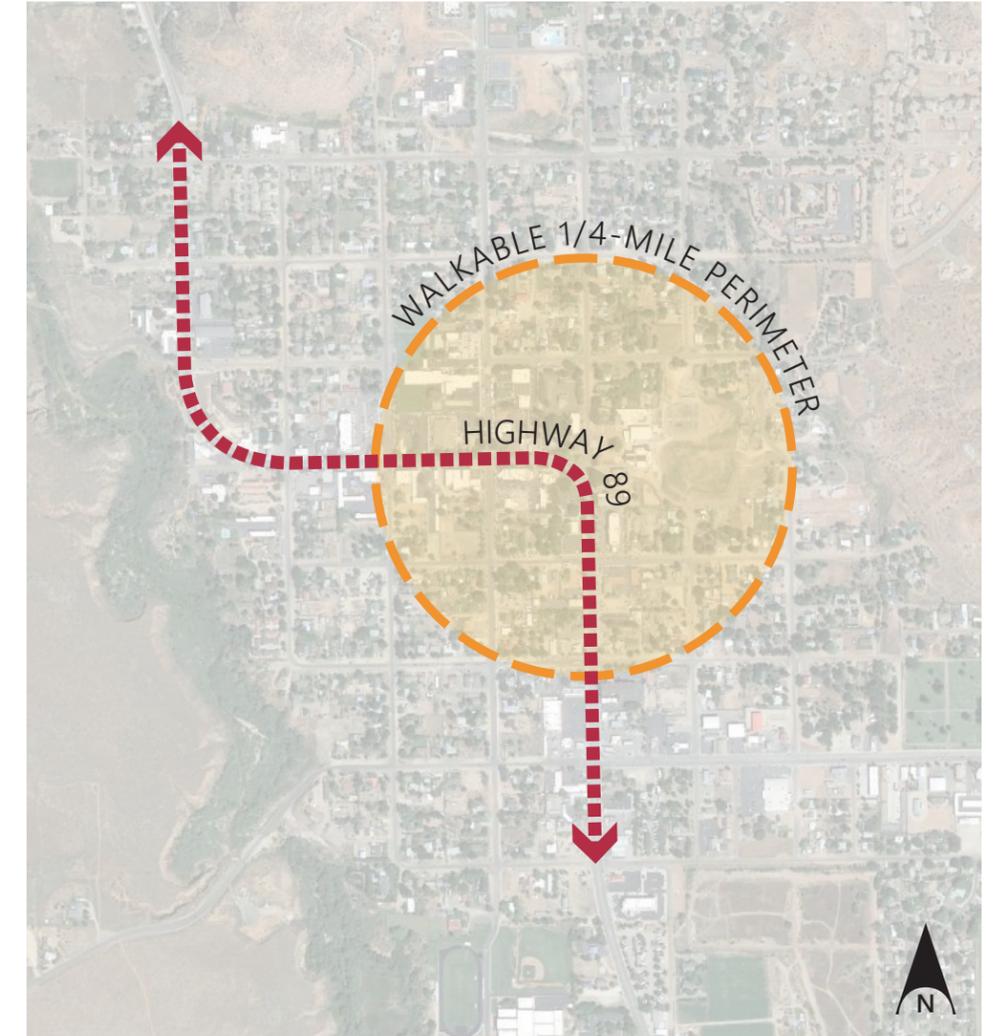
NORTH AND SOUTH

The core is split into North and South with institutional functions on the North and more historic and cultural functions on the South side.



WALKABLE CORE

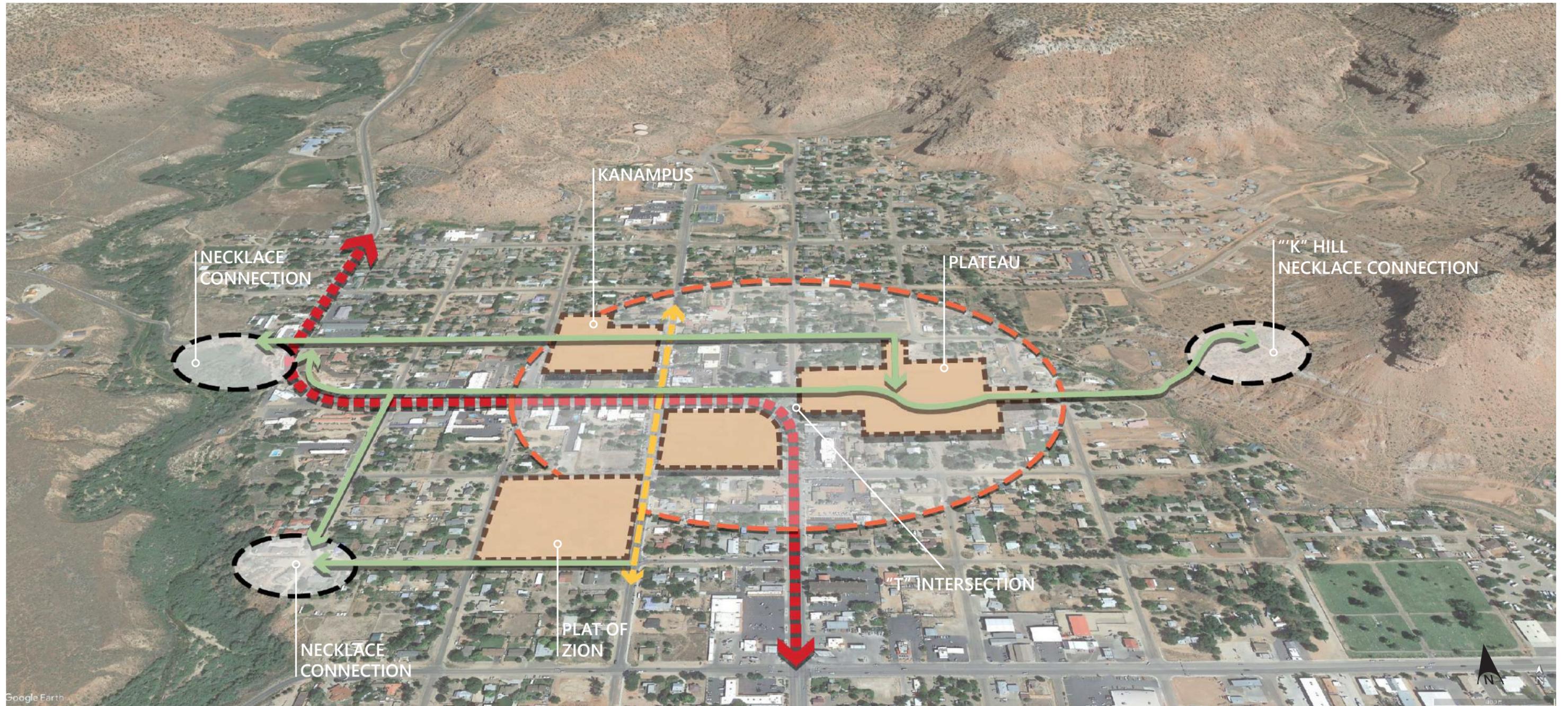
An important aspect of a downtown core is walkability. In most cases, a quarter-mile distance is considered walkable. This shows the area in the core that is within that quarter-mile distance from the Kanab Center.



SITE SELECTION

CONNECTING THROUGH SPACE

When looking at sites to help enhance the core we looked within the quarter-mile walkable radius from the Kanab Center. The sites were chosen because of their location within the core and the opportunities they provide to the downtown core as well as the connections between natural amenities surrounding Kanab and the Necklace.



THE INTERSECTION

PUTTING PEDESTRIANS FIRST

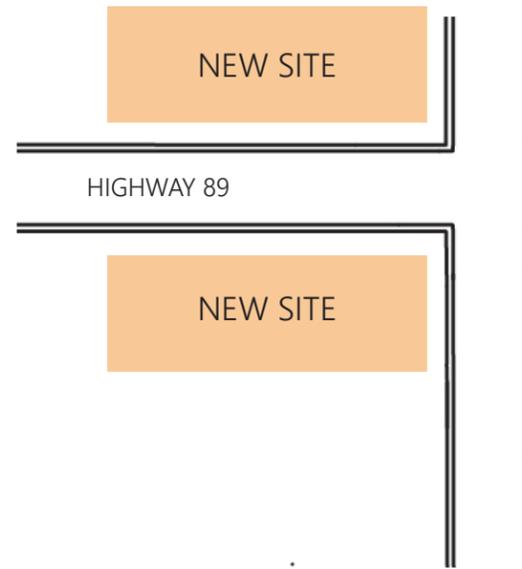
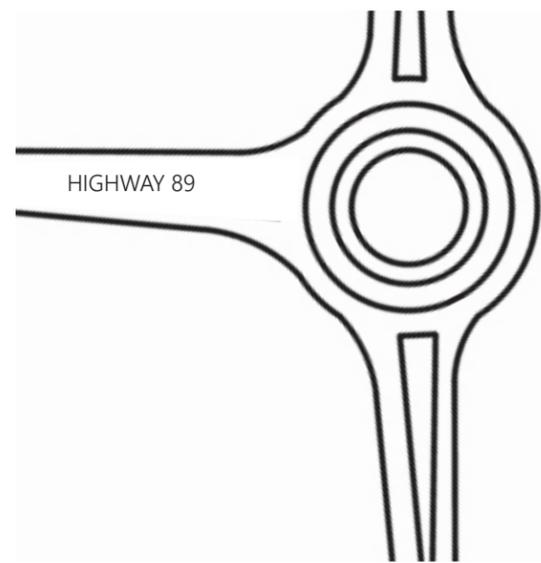
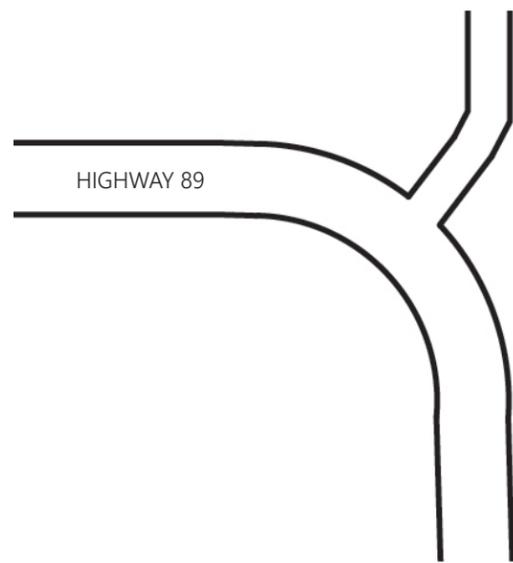
Highway 89 cuts through Kanab's downtown, fragmenting the city core into two separate areas. The team explored several options as a way to begin addressing this road as a physical barrier and create a vision for a new "heart" for Kanab.

The primary area selected to begin reconnecting the city core was the curve in front of the historic Parry Lodge and the Kanab Community Center. The team explored three

different options for a redesign of Highway 89 at this curve.

Ultimately the T-intersection was selected to explore in detail because it provided the most pedestrian-friendly amenity options and established a walkable destination within the community core. This option was also favored because it creates two new sites on the north and south sides of the highway to help enhance the concept of a town core.

It is important to recognize that Highway 89 falls under the jurisdiction of the Utah Department of Transportation (UDOT) and state and national standards, policies, and procedures govern the design and management of this highway. UDOT was not involved in the recommendations for Highway 89 in this section. It is critical for local officials to discuss all ideas that may impact Highway 89 with UDOT to explore the potential challenges and opportunities inherent in these conceptual plans.



PROS OF THE CURVE

- Moves vehicles through the town quickly and efficiently.

CONS OF THE CURVE

- Due to high speeds on Highway 89 and the curve, pedestrian access is limited.
- Prioritizes vehicles instead of pedestrians.

PROS OF THE ROUNDABOUT

- Continues vehicular flow as well as calms traffic.

CONS OF THE ROUND-A-BOUT

- Because traffic isn't coming to a complete stop a roundabout is still not the most pedestrian friendly.

PROS OF THE "T" INTERSECTION

- Stops vehicular traffic and rewards pedestrians.
- Creates a new site for development.

CONS OF THE "T" INTERSECTION

- Vehicular traffic comes to a complete stop.

CREATING A CITY CENTER

The T-intersection creates a new heart of downtown right at the Kanab Center and plateau. Converting the street into an intersection creates a clear sense of arrival to Kanab's core. This orientation creates connections between the North and South cores by connecting the historic Parry Lodge the new proposed visitor center site as well as the plateau and Kanab Center.



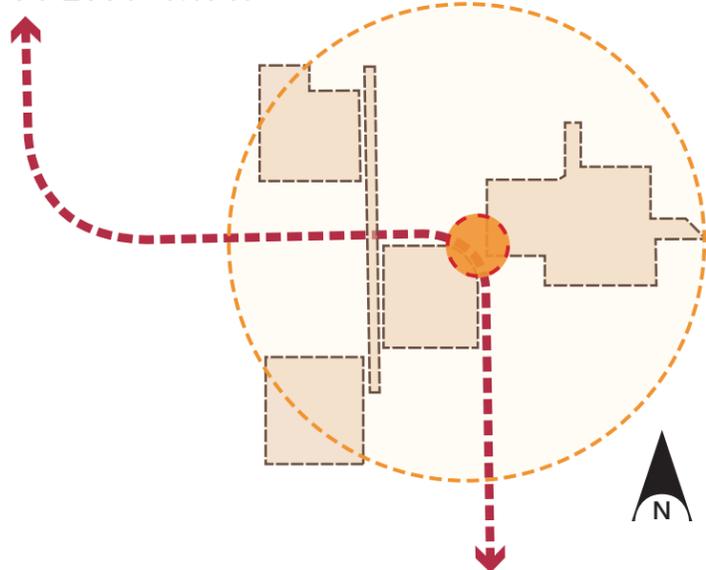
THE INTERSECTION

THE HEART OF KANAB

One anchor of the core is the Parry Lodge. This historic building connects the past, the present, and the future. The new Kanab Community Center reinforces the identity and importance of this area as the heart of Kanab. For this area to be a heart it needs to be comfortable in scale, safe for pedestrians, provide civic and social amenities, and contain a “spark” that draws people to this place and creates a sense of excitement and community pride.

A new plaza was designed in front of the Parry Lodge that preserves the trees framing the entrance to the lodge. While creating pockets of shade and comfortable places for visitors and residents to gather. A new elongated fire pit has been added to complement the existing fire pits by placing it closer to the sidewalk and creating open gathering space around it so people can come and go as they please. The areas in front and adjacent to the Kanab Community Center can be incorporated into the area to unify this area as a vibrant heart of Kanab for residents and visitors.

CONTEXT MAP



PARRY LODGE

PLAZA PERSPECTIVE

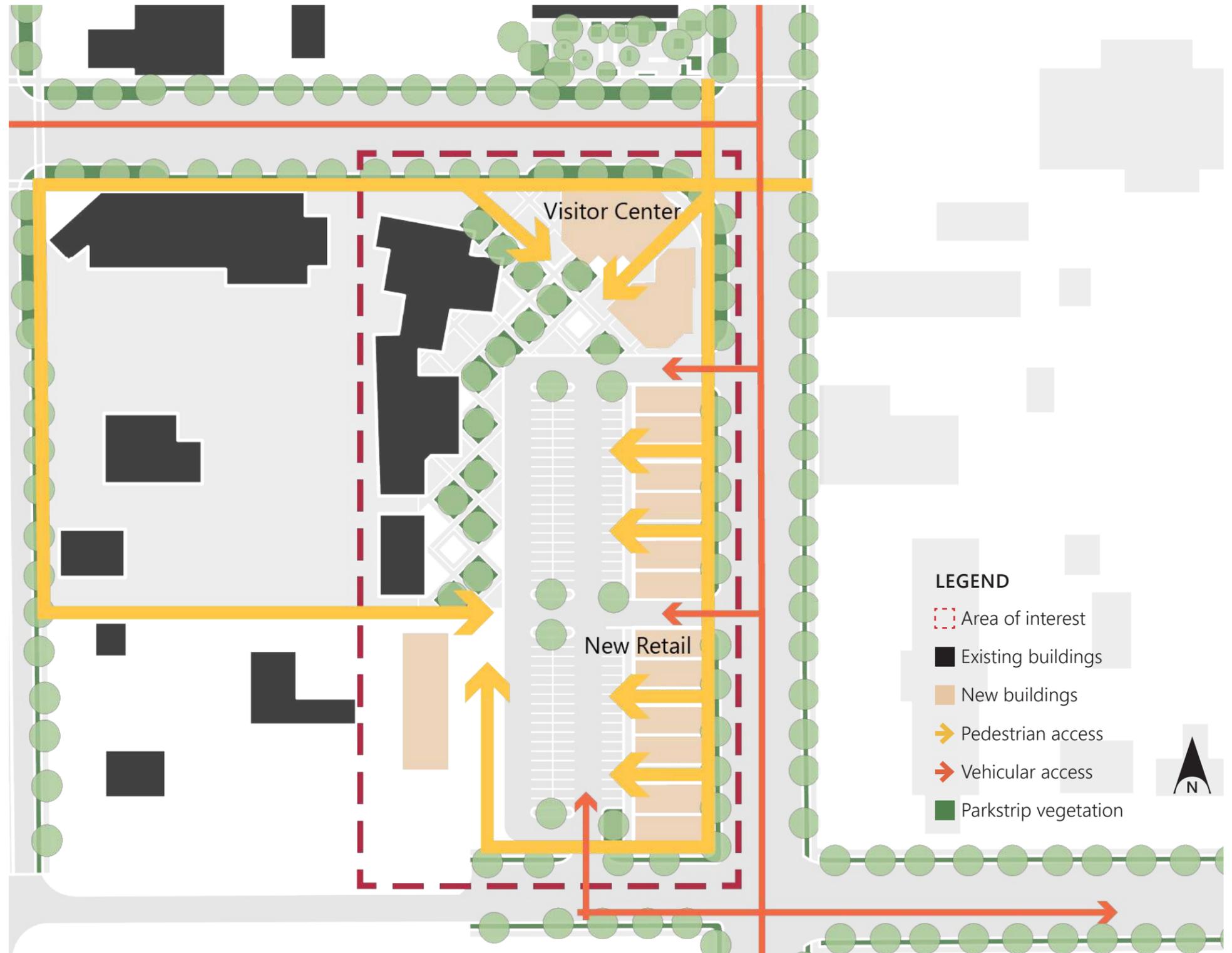
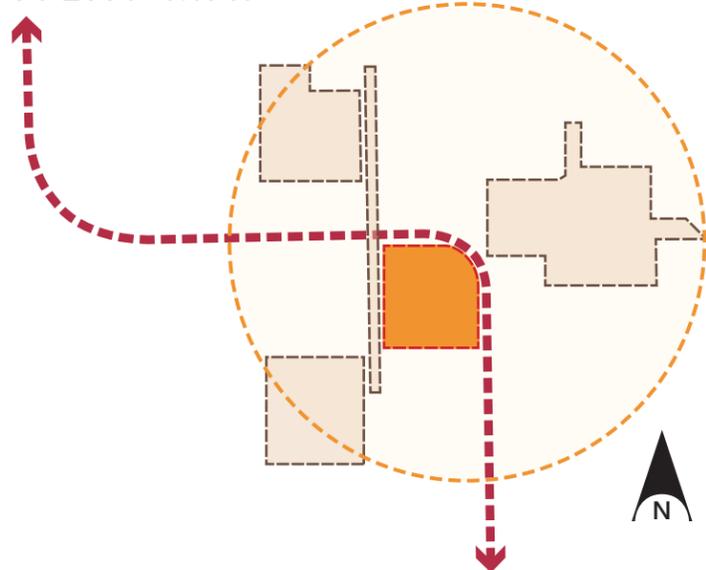


NEW VISITOR CENTER

A PIECE OF THE HEART

The idea to combine Kanab's visitor centers into one central building was generated during the charrette process. The site was chosen because the intersection is the heart of Kanab with historic Parry lodge, the Kanab Center, and a clear view of K Hill anchoring the core. By having parking behind the new retail along the edge of Highway 89 the visitor center will act as a magnet that draws people into the parking lot and thus the existing and proposed businesses.

CONTEXT MAP



LEGEND

- Area of interest
- Existing buildings
- New buildings
- Pedestrian access
- Vehicular access
- Parkstrip vegetation

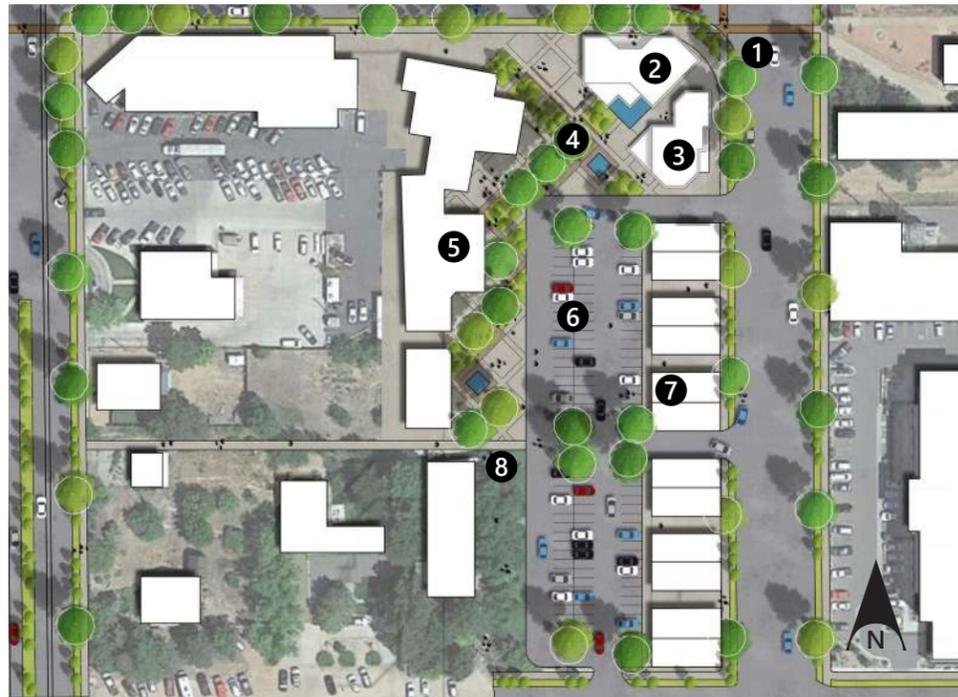
THE VISITOR CENTER

MORE SPACE FOR VISITORS

The two buildings will house a small cafe, the tourist center and BLM visitor center along with a small museum that would coordinate with the history museum and Heritage House. The breezeway between the buildings encourages pedestrian flow from the intersection into the visitor center and plaza.

The design of the visitor center plaza and patios also does this by blurring the line between indoor and outdoor spaces to create a comfortable, shaded environment. Drawing inspiration from the three lakes right outside Kanab, water is an important aspect of the design. There are three pools of water from the visitor center to the Iron Horse, one of which is a splash pad which will be another draw for visitors and locals.

The new retail buildings along Highway 89 heading south will mimic the historic architectural style of the retail buildings on Center Street.



LEGEND

- 1 4-way intersection
- 2 BLM center
- 3 Tourist center
- 4 Visitor Center plaza
- 5 Iron Horse Restaurant
- 6 Off-street parking
- 7 New retail space
- 8 Alley walkway



KANAB CORE

VISITOR CENTER



VISITOR CENTER PLAZA

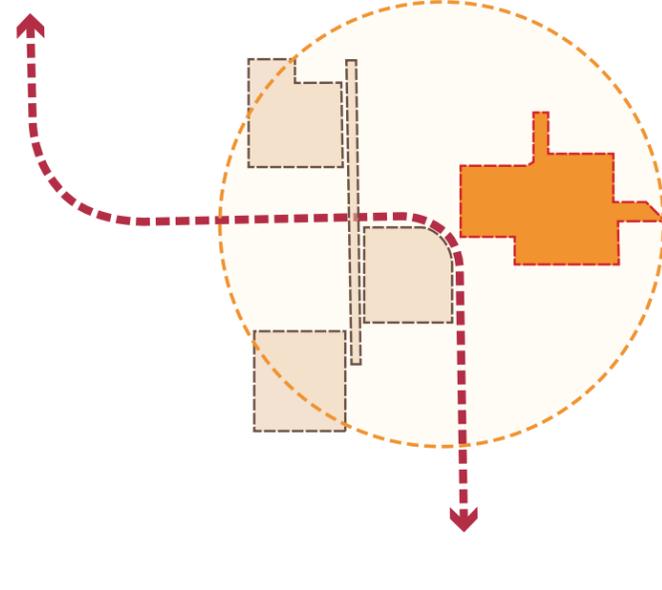


PLATEAU PARK

DOWNTOWN PARK

Plateau Park is located behind the Kanab Center and the eastmost end of downtown. It is currently a large mound of soil that has been placed there by the city. It's location has the potential to serve the community as a space for outdoor public events such as a farmers market. It's vicinity to downtown can also serve as an invaluable space for visitors to relax. This opportunity to create a space that suites the needs of both residents and visitors can help foster economic growth. In order to achieve this the park needs to be a functional space for events as well as a unique place that draws in pedestrians with its design.

CONTEXT MAP



INVENTORY

The biggest asset of this site is its proximity to downtown. Having a large open space close to the core can serve various purposes to benefit residents and visitors.

One of the big challenges of the site is that it has low visibility from Highway 89 especially with the existing curve conditions of the intersection. Changing the highway into a T-intersection would help draw people from the park out onto the economic core.



LEGEND

- Site boundary
- Pedestrian access
- Vehicle access
- Service access
- Existing trees

ANALYSIS

Residents and city officials expressed an interest in having a space for gatherings, concerts, and a few game courts. Visitors' needs were also considered. Needs such as a place to picnic, walk around and explore.

The seating was arranged closest to the town center to lead visitors out onto Kanab's main shopping districts. Screening is an important part of making the space successful so it is arranged to block the existing tall commercial buildings and frame Kanab's natural views. The performance space is set against the screening which will also serve as a backdrop to the stage.



LEGEND

- Seating
- Performance space
- Gathering space
- Screening
- Game courts
- Circulation path
- Water retention

PLATEAU TO CANYON

CONTOURS

The idea is to use the existing plateau to form land art that carves a canyon through the site. This creates an opportunity to form "rooms" along the way that fulfill the needs of everyone.

A conventional pasture-like park would could be arranged to serve the necessary functions but would do little to attract visitors. A unique space is required, strong enough to anchor the space to the heart of downtown.



FUNCTION

The series of "rooms" creates spaces that can be tailored to serve the desired functions. Paths connect the spaces winding around and creating a feeling of exploration.



USE

This unique design saves water and money by only placing turf in the spaces where it would get used. The surrounding space has native plantings which require less water and maintenance. The native plantings on the mounds are used as screening exploration and create an opportunity to have paths up the mounds. Paths that lead up the mounds create a space that gives great views of the town.

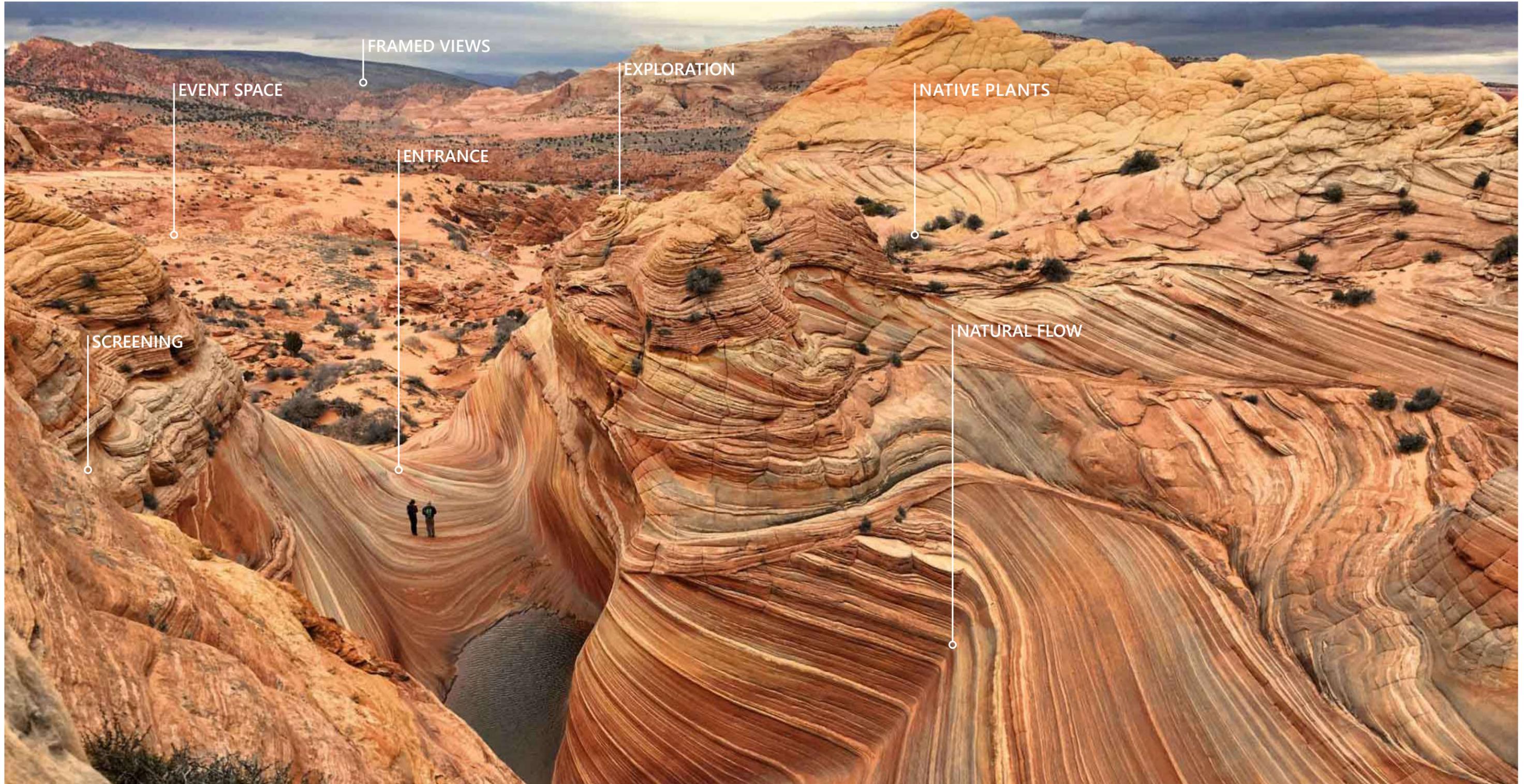


LEGEND

- Turf/event space
- Native plantings
- Formal plaza/seating
- Circulation trail

INSPIRATION

FROM PLATEAU TO CANYON



CANYON PARK

MASTER PLAN

The final master plan takes into account the analysis section while mimicking “The Wave” to create a unique experience for residents and visitors. The park’s design borrows influence from Kanab’s surrounding nature to attract visitors who are there to explore the red rocks and native life.

The functions within the park include structured seating, event space, amphitheater space with room for food tuck/merchant tents, a large open field for gathering events and unstructured play, as well as courts for community pickleball and basketball.

The winding paths create a feeling of exploration as guests travel from space to space having a conceal and reveal effect for a feeling of wonder and exploration.

The canyon walls serve multiple purposes such as screening from surrounding infrastructure, framing views of the town and K Hill, as well as reducing water use and maintenance costs.

The Necklace cuts right through this park linking it to the rest of downtown as well as trails up to K Hill and out to Pue Canyon.

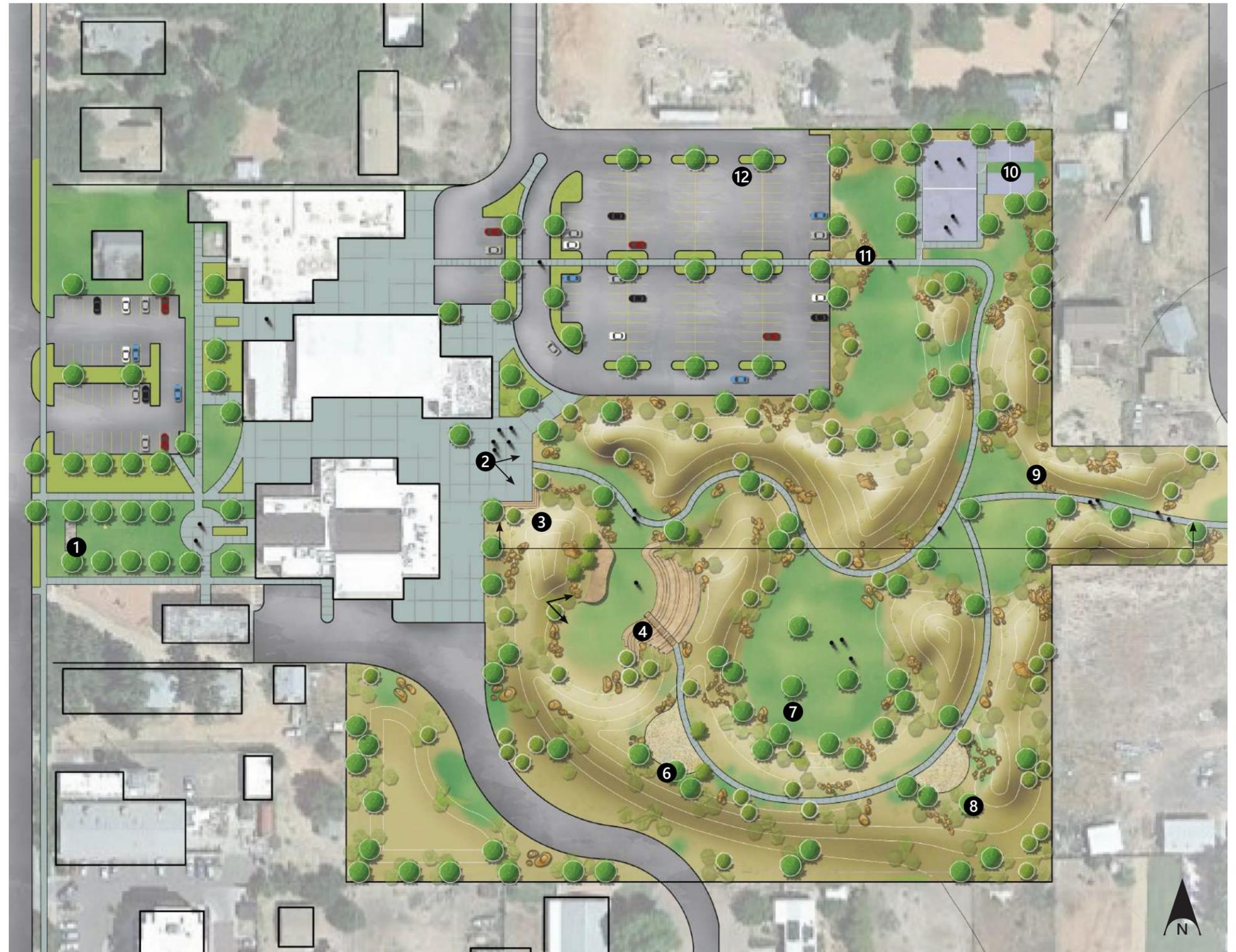


AMPHITHEATER SEATING

The seating can be designed with more whimsy than traditional seating arrangements. Some spaces can be bigger to allow for laying down. This gives the space a more natural, organic feel like the feeling experienced in The Wave.

LEGEND

- ❶ Prominent park sign
- ❷ Formal seating plaza
- ❸ Seat wall
- ❹ Amphitheater
- ❺ Lookout and seating
- ❻ Informal open lawn
- ❼ Resting seating space
- ❽ K Hill Trail entrance
- ❾ Pickleball and basketball court
- ❿ Parking entrance
- ⓫ Added parking stalls

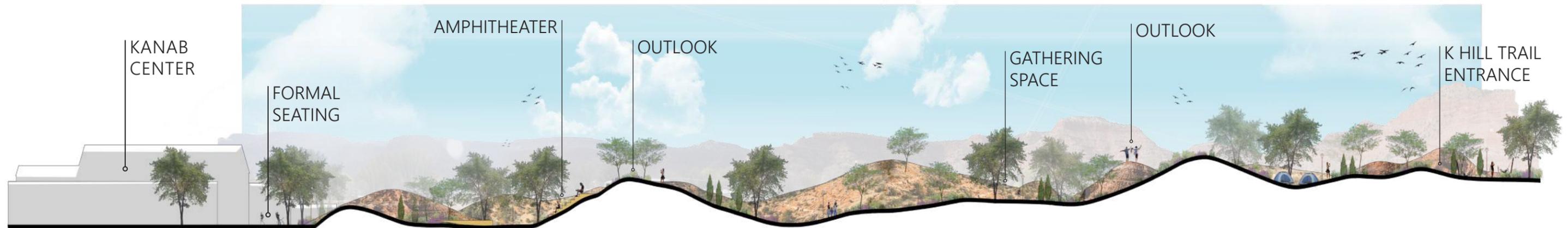


CANYON PARK

AMPHITHEATER PERSPECTIVE



CROSS SECTION



CANYON PARK

ENTRANCE PERSPECTIVE



HIGHWAY 89

BRINGING PEOPLE TO THE CORE

There is a need to calm traffic along Highway 89. Planted bulb outs were added at all the intersections. Where there are no bulb outs the lane becomes street parking for events and retail buildings along Highway 89. The other feature added is different colored paving at intersections making drivers aware that something is happening in that area and to watch for pedestrians.



HIGHWAY 89

TOWN ENTRANCE PERSPECTIVE



7' Sidewalk

6' Park Strip

8' Parking

10.5' Drive Lane

10.5' Drive Lane

11' Turn Lane

10.5' Drive Lane

10.5' Drive Lane

8' Parking

6' Park Strip

7' Sidewalk

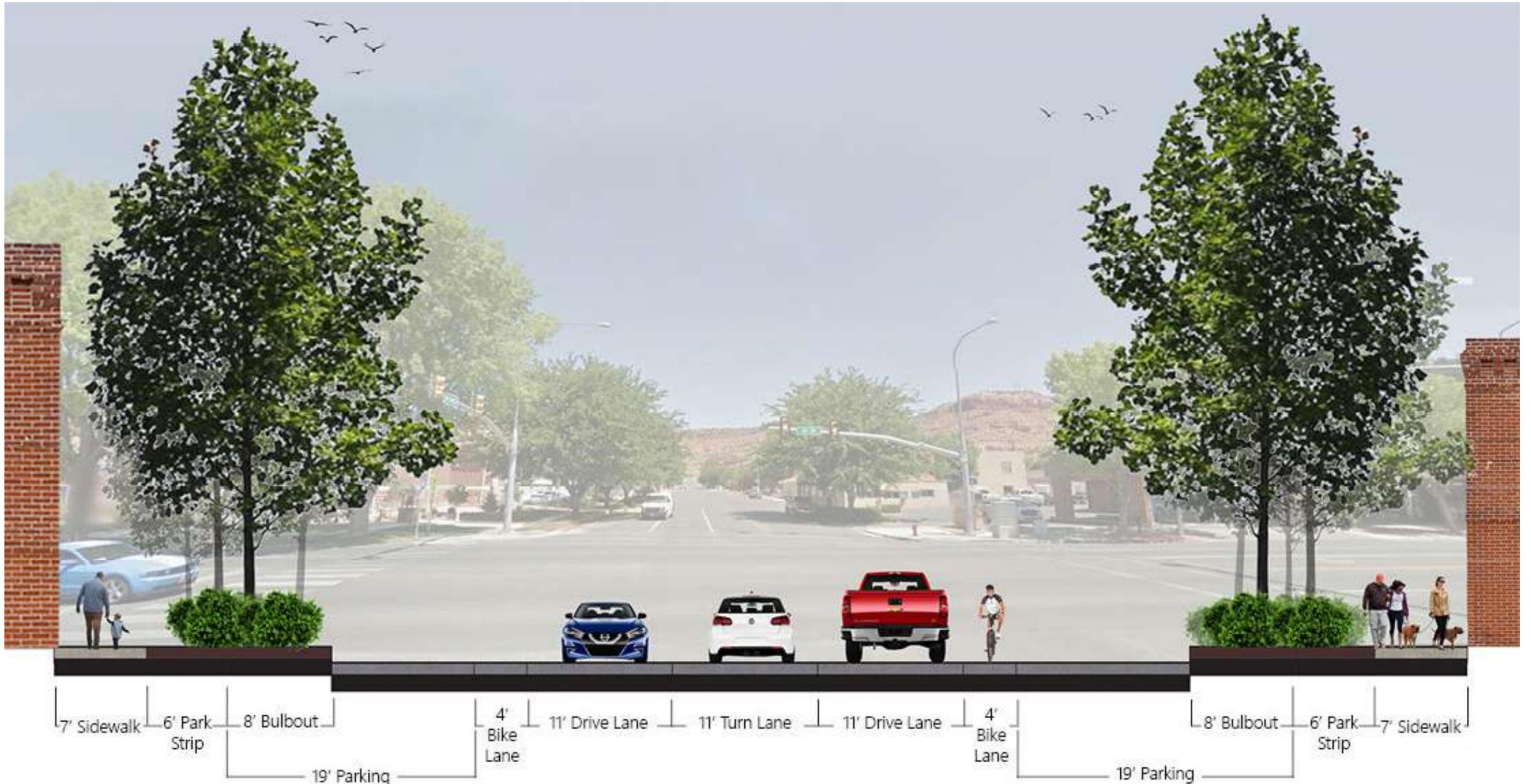
MAIN STREET

TRANSITION TO THE SOUTH CORE

Main Street is the transition area between the institutional North core and historic residential South core. North Main Street is used for events that happen in Kanab. Sidewalk and plantings along South Main Street helps transition into the historic core.



SOUTH MAIN STREET



PIONEER SIDEWALK

PRESERVING THE HISTORIC CORE

To retain a piece of history in Kanab, traditional concrete sidewalks will only be placed in limited areas. Areas without sidewalks will maintain the historic look and feel of "pioneer sidewalks." A new addition will be planted swales to manage stormwater flow and act as a barrier between areas for walking and areas for parking. This buffer will protect pedestrians in residential blocks as it separates auto and pedestrian traffic.

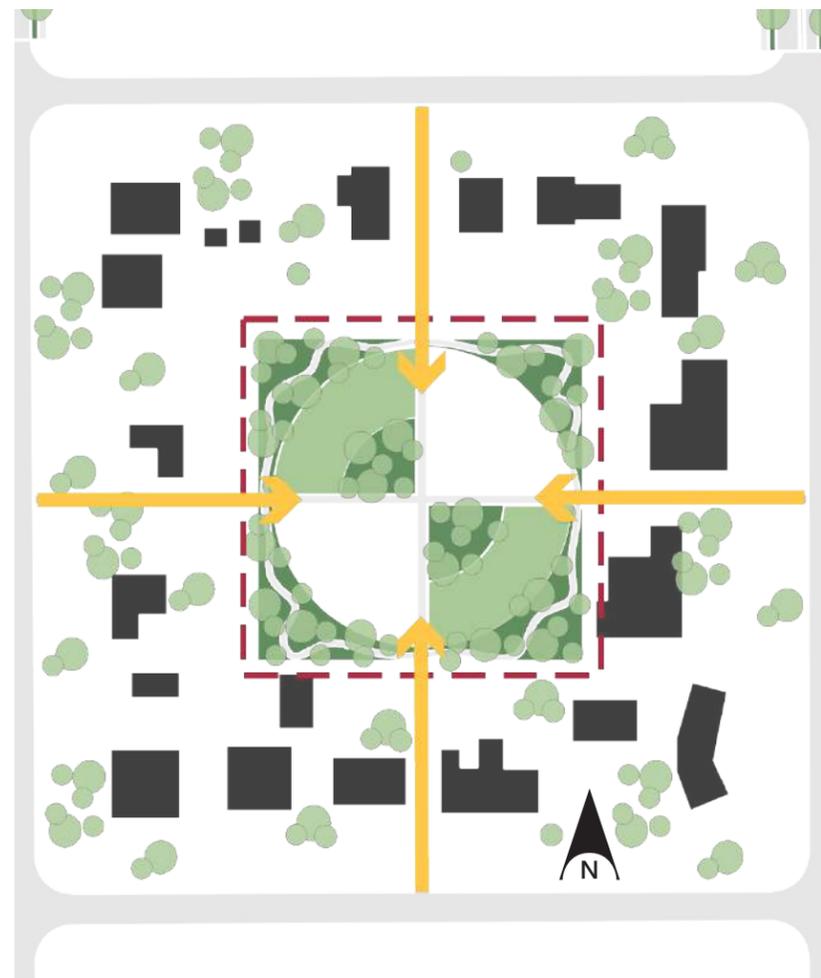


PLAT OF ZION

PRESERVING THE HISTORIC CORE

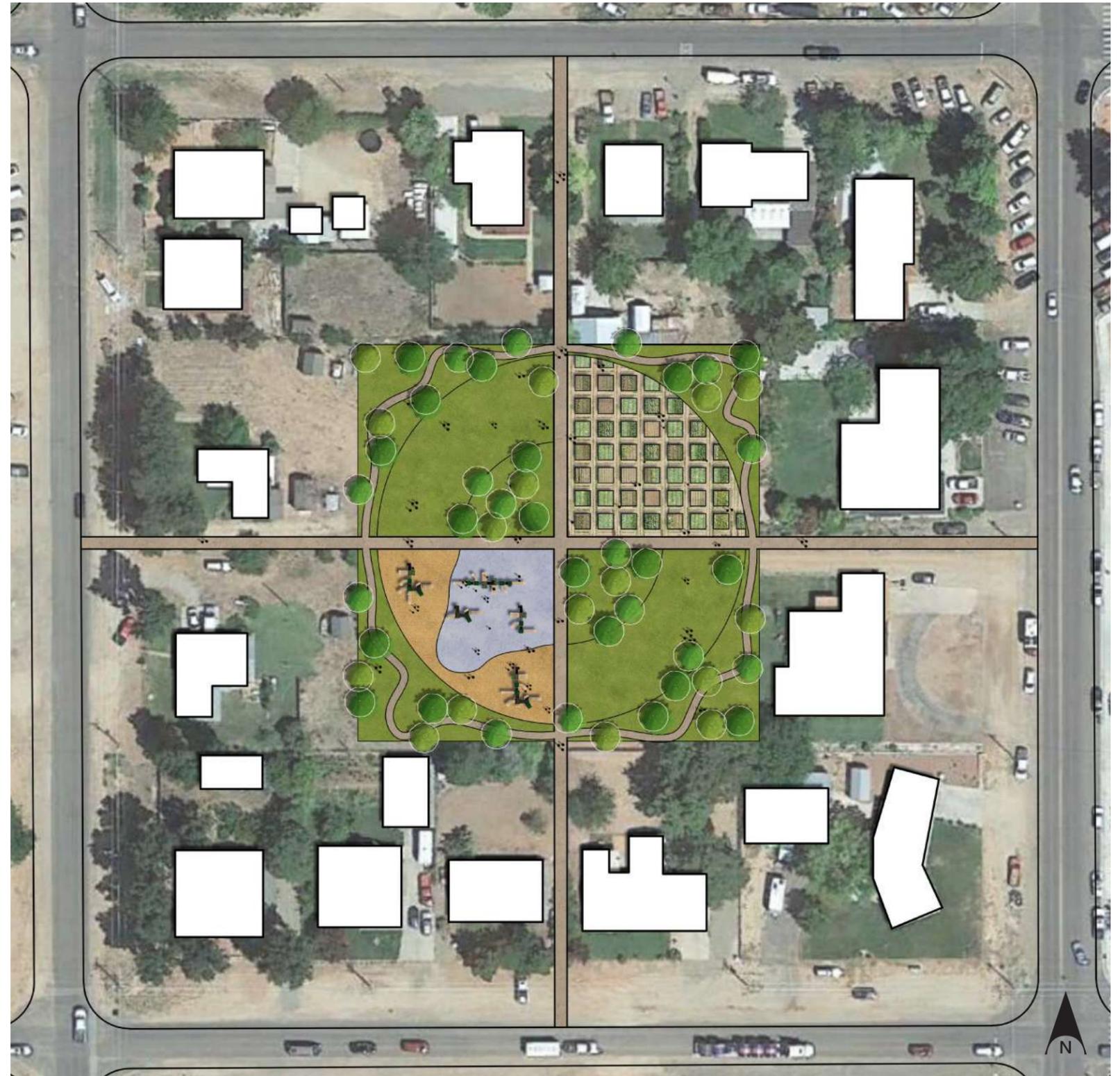
Rather than infilling all the open space within all residential blocks with housing, a community park offers an alternative use of space to benefit the community. Having a park close to where residents live can encourage more people to go out and be outdoors. Additionally, they will be within walking distance of a gathering location, limiting their need of a vehicle to get to a park. The park will include a play area for children, a community garden, open multi-use areas, and walking paths throughout.

Offering a space like this gives the locals additional opportunities to get to know each other, thus increasing the small town feel and appeal for visitors. Splitting up large blocks with pedestrian paths increases the walkability of the large historic blocks without opening it up to automobile traffic. This park is a piece of the overall connection of parks, recreation locations, trails, and gathering locations



LEGEND

- Area of interest
- Vegetation
- Turf
- Pedestrian access



KANAB CORE

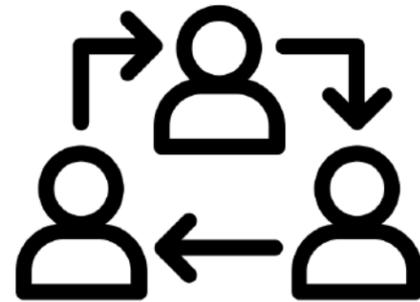
KANAMPUS

CONTINUED EDUCATION



LIFELONG LEARNING

Learning and individual growth are aspects of a well-rounded and fulfilling life. The elementary school site is centralized with the existing building and room to allow for such programming. The open space available and the classroom and gym amenities in the elementary school are prime breeding grounds for activities and events geared toward a variety of learning and growth opportunities.



ENHANCED COMMUNITY

Sitting on Main Street just a couple hundred feet from Center Street, the central location of this site is undeniable. Proximity to the Kanab Center allows this site to not only enhance programming, but introduce more opportunities for community and visitor engagement. Establishing a place for a variety of people to brush shoulders and share experiences and ideas helps build communities.



ECONOMIC + SOCIAL HUB

Imagine another opportunity of this site as a business or office park. Not in the traditional sense, but a Kanab-scaled version. A collection and variety of spaces that provide homes for remote offices, small businesses, retail, and perhaps non-profits. There is plenty of room for a variety of ventures and consolidating it makes for a successful venture for all.



BUSINESS INCUBATION

Once established as an economic and social hub the site will have the unique ability to take its community-focus and direct it toward fostering local business ambitions. Think of Kanampus as a large wing for people to try out their ideas and prove themselves with the safety net of cheap space, the stimulus of an economic hub, the mentorship of local business owners and experts, and the support of the community.

KANAMPUS

SITE SELECTION + PROGRAM GENESIS

A perfectly centralized location, advantageous street connections, and room to “play” are the general reasons the elementary school site is an opportunity for further enhancing Kanab’s downtown core. It is just a block away from our proposed heart, it is located on the event section of Main Street, and it is “split” 100 North where there are strong Necklace connections at either end. It is incredibly connected already and it is only a stone’s throw from the commercial-saturated Highway 89. Proximity to

commercial areas, community centers, and repeated events make it a place that will get the attention and the chance it needs to be successful.

The location, size, and nature of the property lends itself quite easily and logically to being a central hub for lifelong learning opportunities, enhanced community activities, business incubation, and economic opportunity.

PROXIMITY TO COMMERCIAL AND COMMUNITY CENTER

- Adds office and retail space to the core.
- Enhances existing community programming.
- Enriches downtown commercial and social experiences.

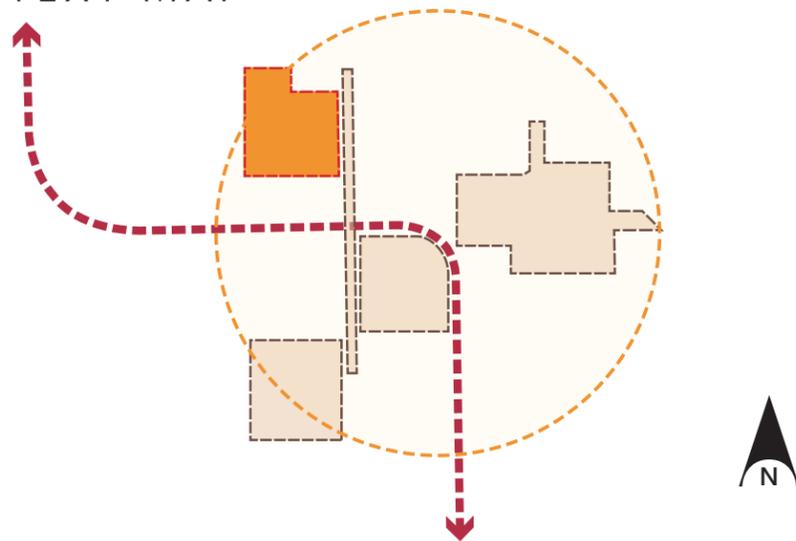
ELEMENTARY SCHOOL SITE

- Lots of room to “play”.
- Existing building to reuse.
- An established character.

WALKING DISTANCE TO THE HEART

- Accessible to locals and visitors.
- Extends the effects of the heart.

CONTEXT MAP



KANAMPUS

CONCEPT PLAN

HOUSING

- Core-housing alternatives to low-density residential.
- Inject people into the Kanampus site and the Core.

OPEN SPACE

- Dispersed throughout the site.
- Opportunity for a variety of activities, events, and daily use.

OFFICE SPACE

- Long- or short-term leases.
- Located farthest away from Main Street to pull people through retail.

RETAIL SPACE

- Closest to Main Street.
- Located along 100 North for a small-scale, walkable streetscape.

RETAIL SPACE

- Closest to Main Street.
- Located along 100 North for a small-scale, walkable streetscape.



KANAB CORE

KANAMPUS

MASTER PLAN

Providing higher-density housing, a collection of office and retail spaces, a place for alternative community and lifelong learning opportunities, and extending the already established Main Street event space will benefit Kanab's Core considerably. Programming at the elementary school site will stimulate not only the downtown economy, but social interactions and enhance community programming efforts. It collects multiple uses and concentrates them in a central location so they not only support each other, but additionally receive accessible community and visitor support.



KANAMPUS

MAIN STREET LOOKING NORTHWEST



KANAB CORE

A UNIFIED PLAN

60K_{SQFT}
Retail/office

6.2_{ARC}
Public space

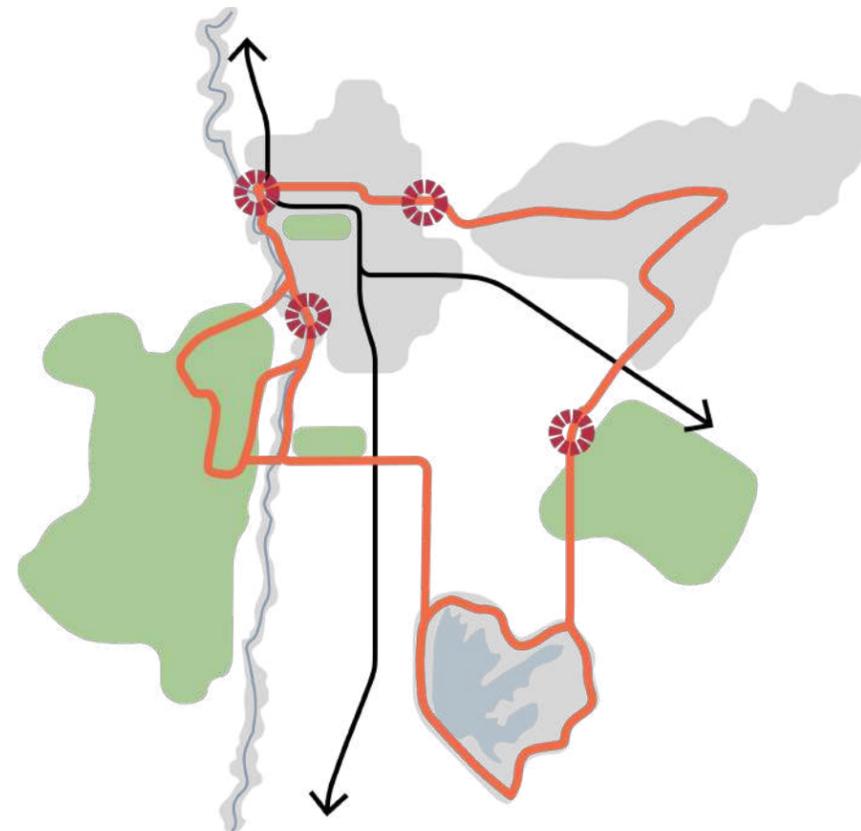
+429
Parking

+45
Dwelling
units



KANAB HOUSING

VARIETY OF HOUSING FOR A VARIETY OF NEIGHBORS



KANAB HOUSING

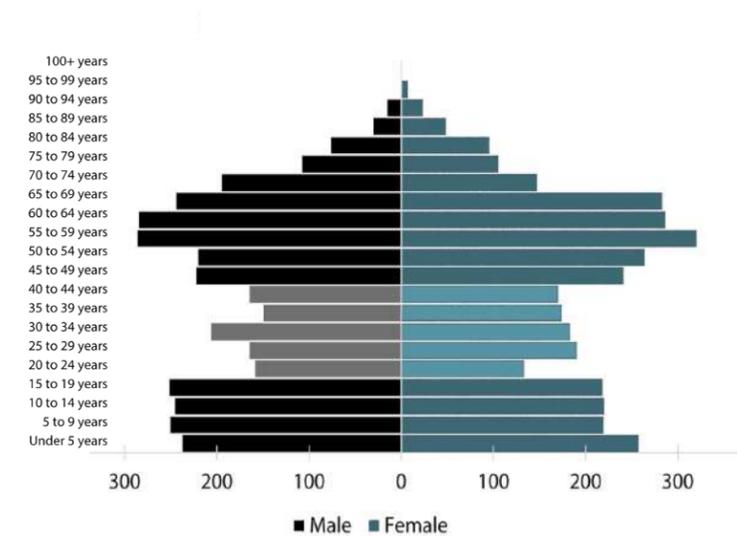
HOUSING NEEDS

WHO NEEDS HOUSING AND WHY?

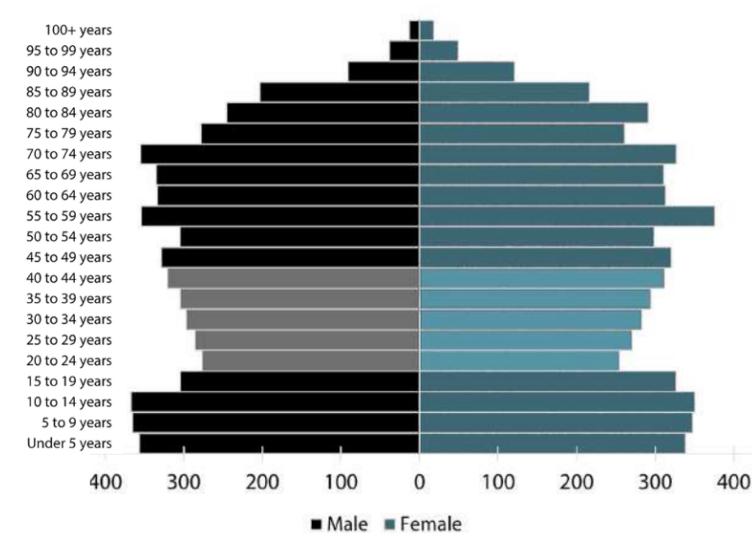
The community in Kanab is a force to be remembered. The surrounding landscape and incredible people make it a great place to live. Housing is a major contributor to the community's characteristics. This is why focus is being given to housing needs in Kanab.

POPULATION & PROJECTIONS

KANE: 2010 POPULATION PYRAMID



KANE: 2065 POPULATION PYRAMID

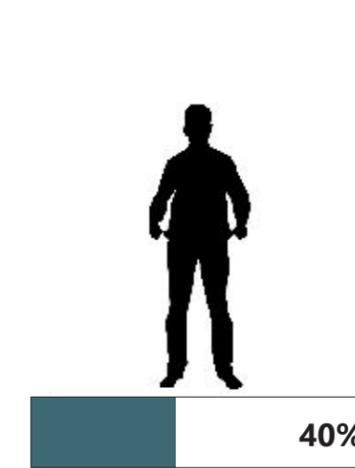


With 4,798 people in Kanab, it is the 96th most populated city in Utah. The growing population is going to make significant impacts on Kanab. Our goal is to prepare accommodations for this change by providing homes for each level of income.

As seen in the graphs above, there is a missing middle population. Those ranging from 20 years — 40 years have a significantly lower population than other age groups in Kanab. This can hurt the economy because this is the age of the working class. Kanab struggles with affordable housing just like much of the United States. We believe that a focus on a variety of housing options could bring back this missing middle population.

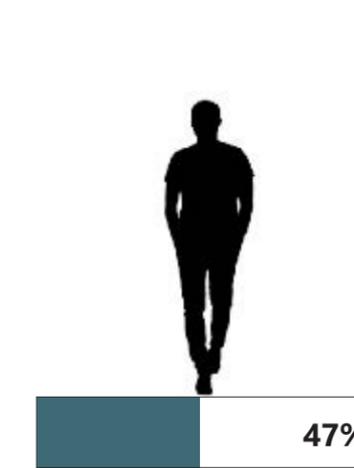
INCOME LEVEL'S IN KANAB

LOW INCOME



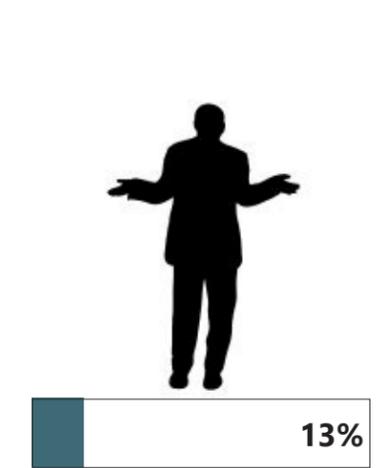
- \$20k-\$40k a year
- Must provide affordable housing options both to rent and purchase.
- Implementing more housing options for this group will increase their population in Kanab.

MEDIUM INCOME



- \$40k-\$125k a year
- This is the largest category in Kanab. With an increase in this population, a greater economy will follow.
- The goal is to have this group stay long term.

HIGH INCOME



- \$125k-\$200k+ a year
- Our main objective for this group is to provide multiple housing options.
- This allows diversity of income throughout Kanab and accommodates different needs.

HOUSING NEEDS

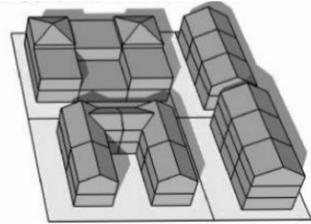
DIVERSE HOUSING AND DENSITY TYPES

CREATING DIVERSE DENSITY TYPES

Currently there are around 2,000 households in Kanab. Through analyzing the population projection, 1,000 more housing units will be needed by the year 2060. To accommodate the current and future types of income, an increase in the variety of housing options is needed. According to some Kanab residents "affordable" housing is at max \$1,000 a month when renting. Affordable price to buy a home is around \$200,000. The diagrams below represent three different density types to address the need for diverse housing types.

DENSITY VARIETIES

HIGH DENSITY



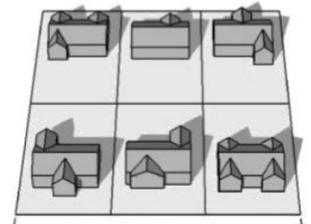
- Communal green space
- Affordable
- Walkable amenities
- Live/Work



AMOUNT NEEDED BY 2040

200 New households
6-12 Units per acre

MEDIUM DENSITY

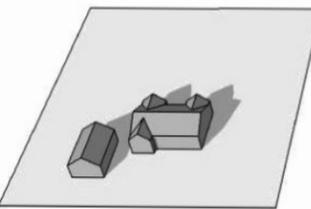


- Private yard
- Community centered
- Family oriented
- Close to downtown



200 new households
2-6 Units per acre

LOW DENSITY



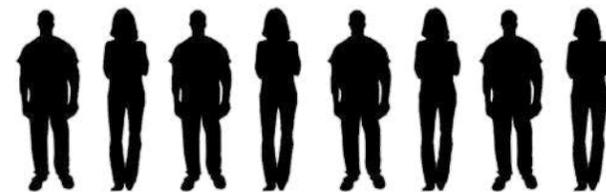
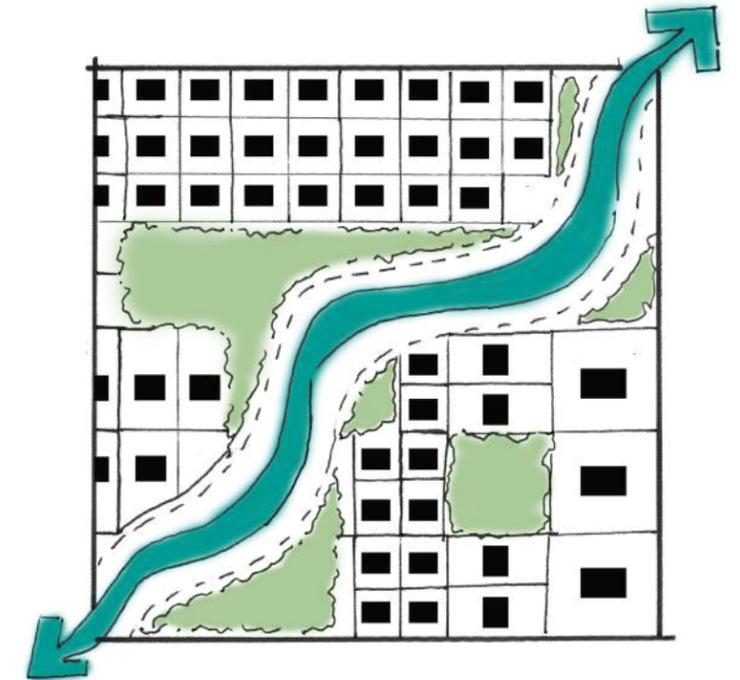
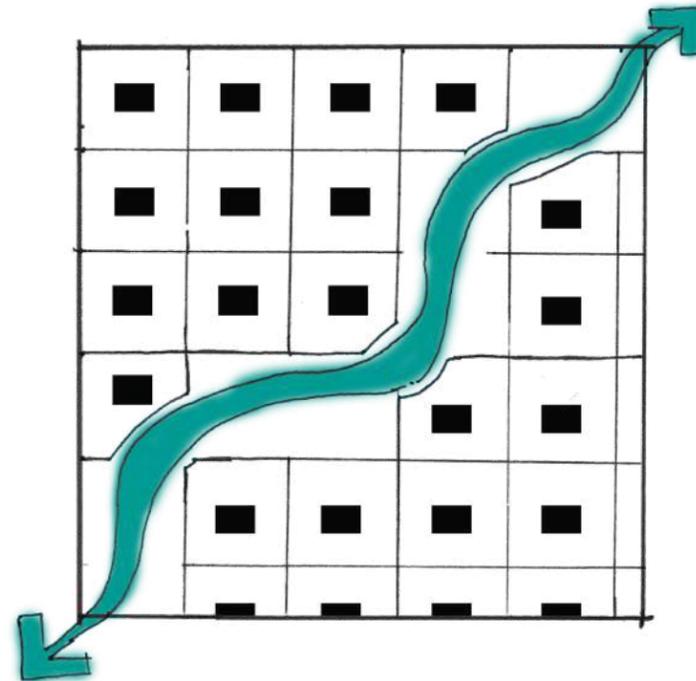
- Wildlife corridors
- Protects viewsheds
- Privacy



600 new households
1 or less than 1 unit per acre

BENEFITS OF DIVERSE HOUSING DENSITIES

As seen in the diagram to the left, implementing the same type of housing brings the same type of people. When looking at the diagram on the right, different housing densities were implemented. Through combining housing typologies, and allowing various lot sizes, many benefits occur. There are greater amounts of public green space and a variety of people are attracted to the area.



KANAB HOUSING TRANSECT

CREATING DIVERSE HOUSING TYPES

There are two major aspects to consider when addressing housing: density and typology. Below is a Kanab housing transect. It demonstrates a gradient of housing typologies ranging from single family homes to small apartment complexes. This was created to act as a template when implementing housing developments in Kanab. Later in the document, a section of this transect will be applied to different design proposals. We hope this template can not only be applied to our designs, but any future development in Kanab.



PRECEDENTS

There are a variety of housing styles in Kanab. The images to the left are precedents of housing types that could be applied to the community.

We hope to implement housing that is unique and adds character, all while capitalizing on and not taking away from the existing conditions in Kanab. These images are strictly examples of what the style and typology could look like.

SETTING BOUNDARIES

WHAT SHAPES KANAB?

SIGNIFICANT LOCATIONS

● ARTS

The dots highlighted in blue are examples of significant art locations. These include, movie theaters, dance studios, murals and other artistic places.

● CULTURE

Dots colored in green are locations of cultural significance. This could include, Native American sites, trails, landmarks, event locations and public buildings.

● HISTORIC

The yellow dots are historical locations. These are mostly buildings, such as old churches, or the Heritage House.

WILDLIFE CORRIDORS

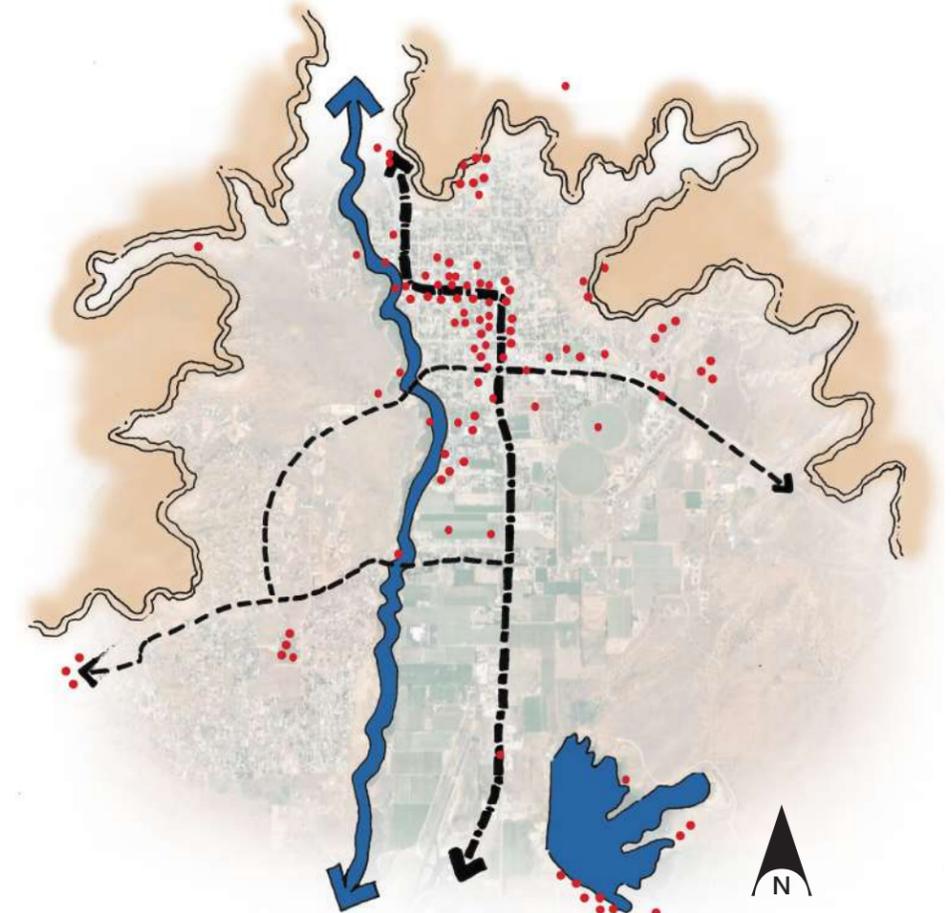
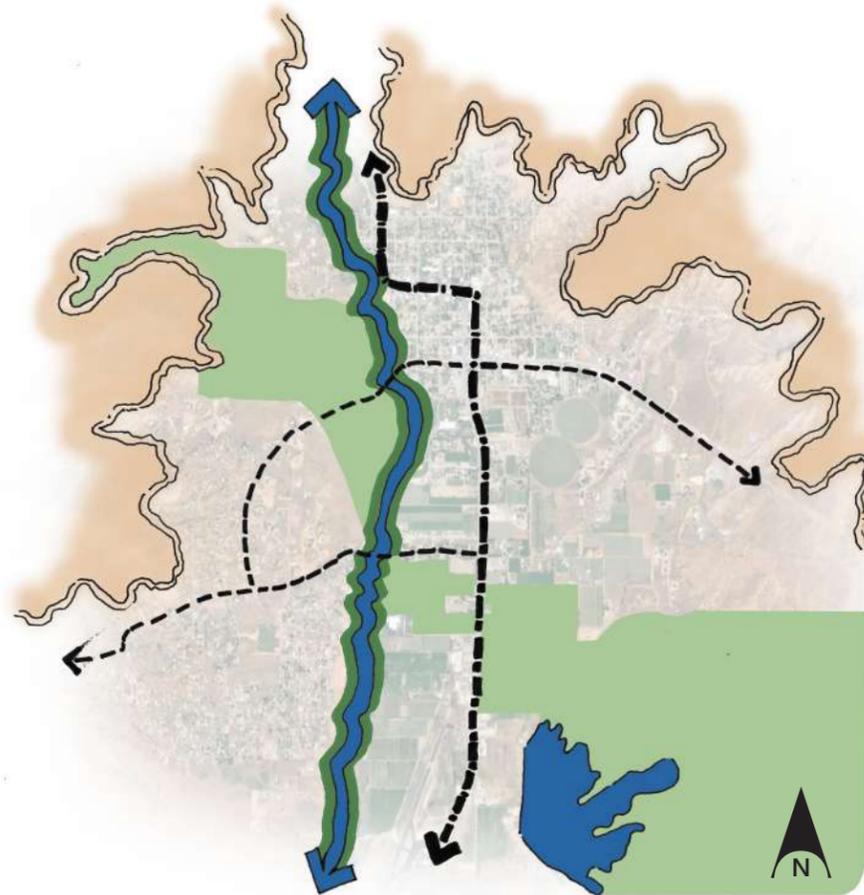
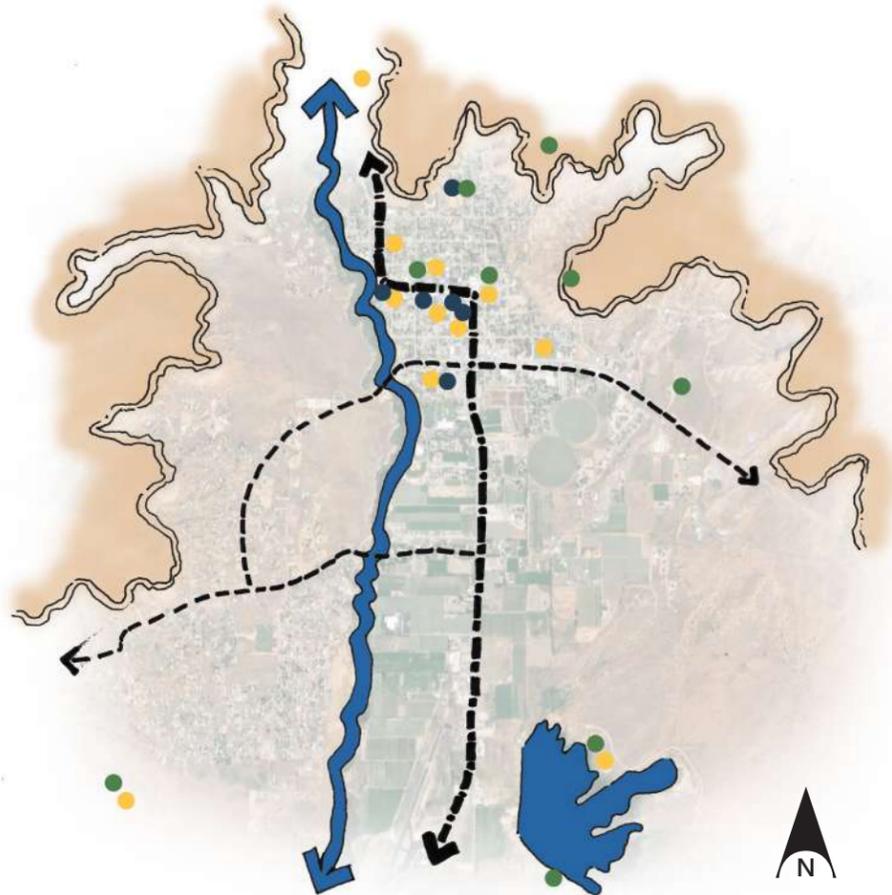
Kanab Creek, a riparian zone, is a naturally occurring corridor for wildlife. It's vegetation and land cover provide a protected passageway for animals. Agricultural land can act as a patch to connect wildlife corridors. These corridors allow for an increase in gene flow between small and fragmented wild populations.

CHARACTER LOCATIONS

Over time the character of Kanab has changed with the different influences of the people who have called it home. During these changing times, many lessons were learned and guidelines were set. Using resources wisely, respecting others despite their differences and setting boundaries to protect the land. These guidelines have continued to shape Kanab along with community influence and involvement.

● SACRED PLACES

These influences have created many gathering areas for the community. We have identified these areas as sacred places. There are many places that have established character, improvement opportunities, are vulnerable or are not contributing to the character of Kanab.



WHERE TO BUILD

PROPOSED DEVELOPMENT AREAS

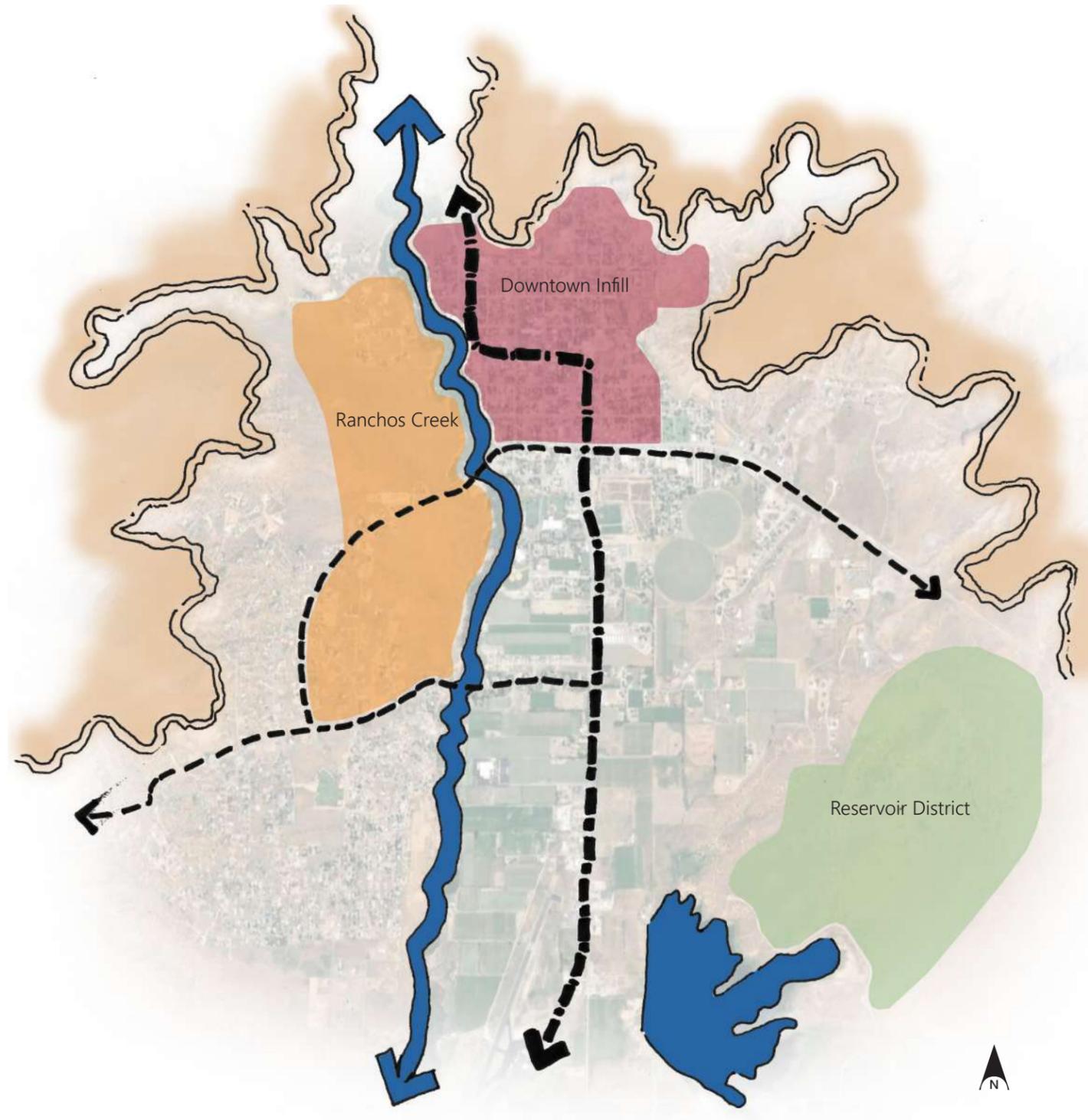
The majority of housing in Kanab is comprised of single family homes with some duplexes and trailer homes. Kanab has many vacation home accommodations due to its role as a gateway community to surrounding national parks. The balance of vacation rentals to long-term rentals creates a difficult housing situation, especially for the young population looking for housing.

The lack of jobs and affordable housing makes many people who grew up in Kanab leave the city in order to find work. To bring back the middle age group and workforce, Kanab will need to accommodate the needs of a variety of individuals when it comes to giving them a place to call home. Through analyzing the culture, environmental and community aspects of Kanab, we are able to conceptualize appropriate places to develop housing.

The Downtown District has the best access to amenities, social opportunities and is the ideal location for infill to occur.

The proposed Ranchos Creek District is an ideal location for townhomes and duplexes. This will provide more access to the river and amenities, while acting as a smooth transition from Downtown to the Ranchos.

The Reservoir District provides an opportunity for ecologically friendly growth with conservation easements to protect the wildlife habitat.



DOWNTOWN INFILL DISTRICT

- Townhomes / Duplexes
- 2-5 units per acre
- .5-1 mi to amenities

RANCHOS CREEK DISTRICT

- Townhomes
- 6-12 units per acre
- 0-1 mi to amenities

RESERVOIR DISTRICT

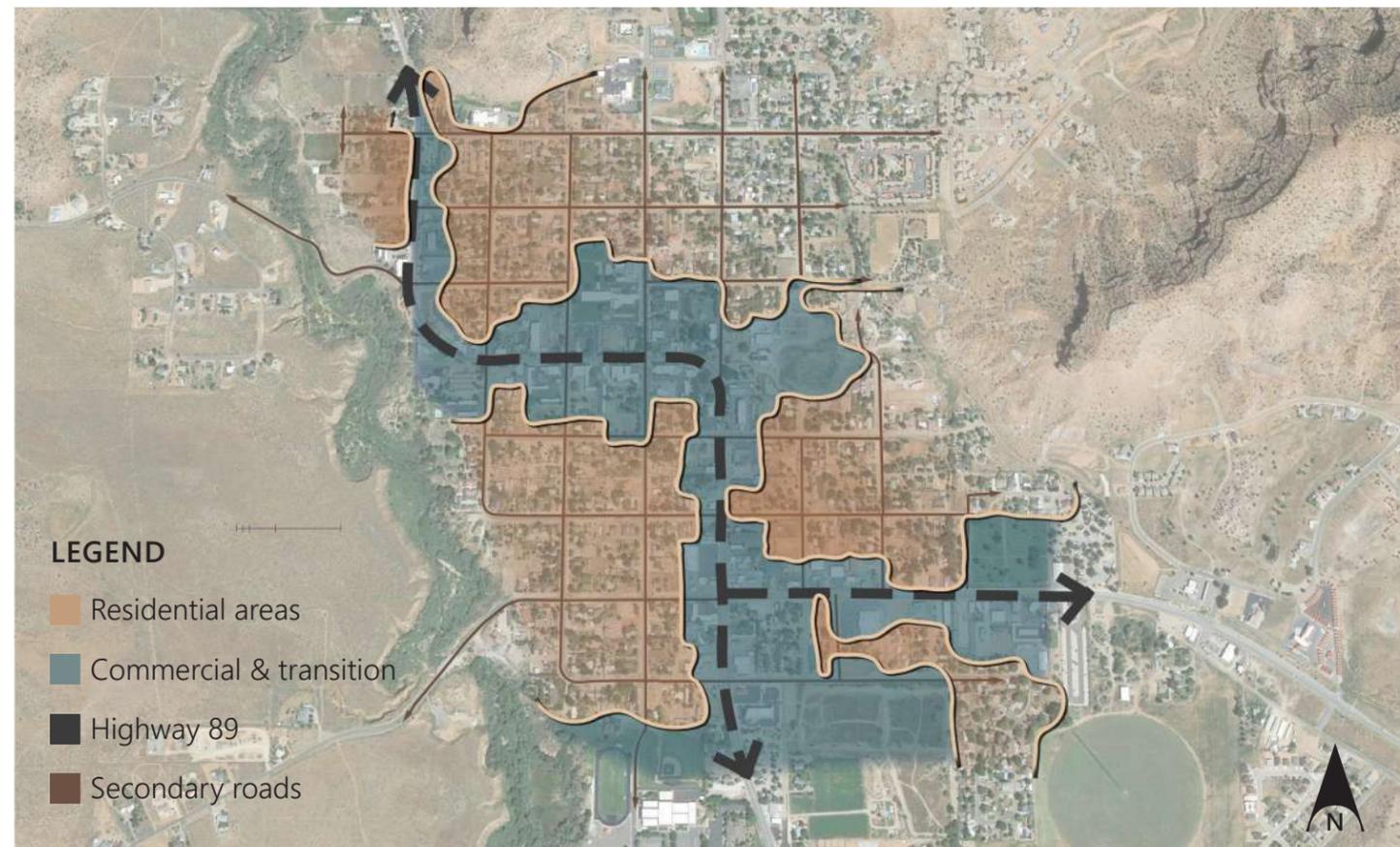
- Single Family
- 1 or less units per acre
- 1.5-3 mi to amenities

DOWNTOWN INFILL ANALYSIS

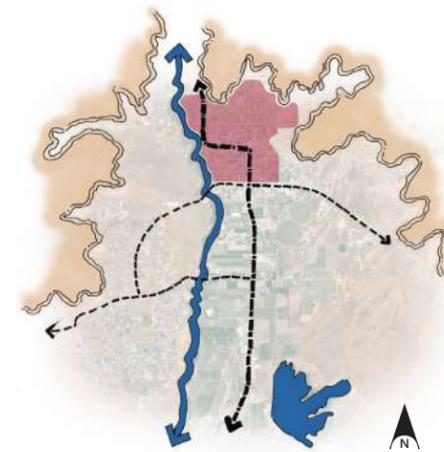
FILLING IN THE CENTER

TRANSITION ZONE

This map shows the fine line of where residential housing is prominent. With the commercial hugging the highway we hope to create a smooth transition into the residential homes. The blue highlighted area is where we would like to make that transition occur and by doing so accommodate with different types of housing with needed amenities in place. We believe with the design decisions made it can be an example of similar infill that can be applied to many sites within the blue transition area and will make the connection of downtown stronger and blend better as it moves out into town.

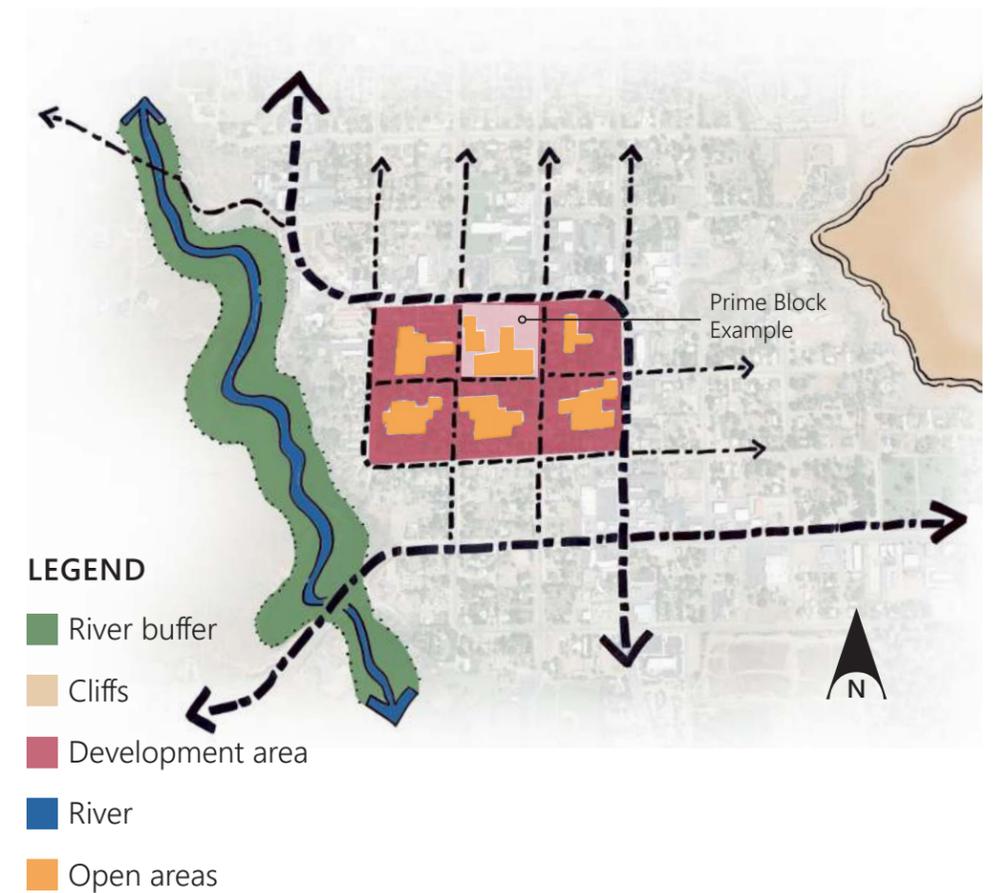


CONTEXT MAP



MID-BLOCK INFILL OPPORTUNITIES

Through our analysis, many open areas were found. Downtown has a tendency to feel broken up and disconnected. The diagram below shows open block corridors on a select few blocks. These locations are prime areas for infill development downtown.



APPLICABLE HOUSING TYPES



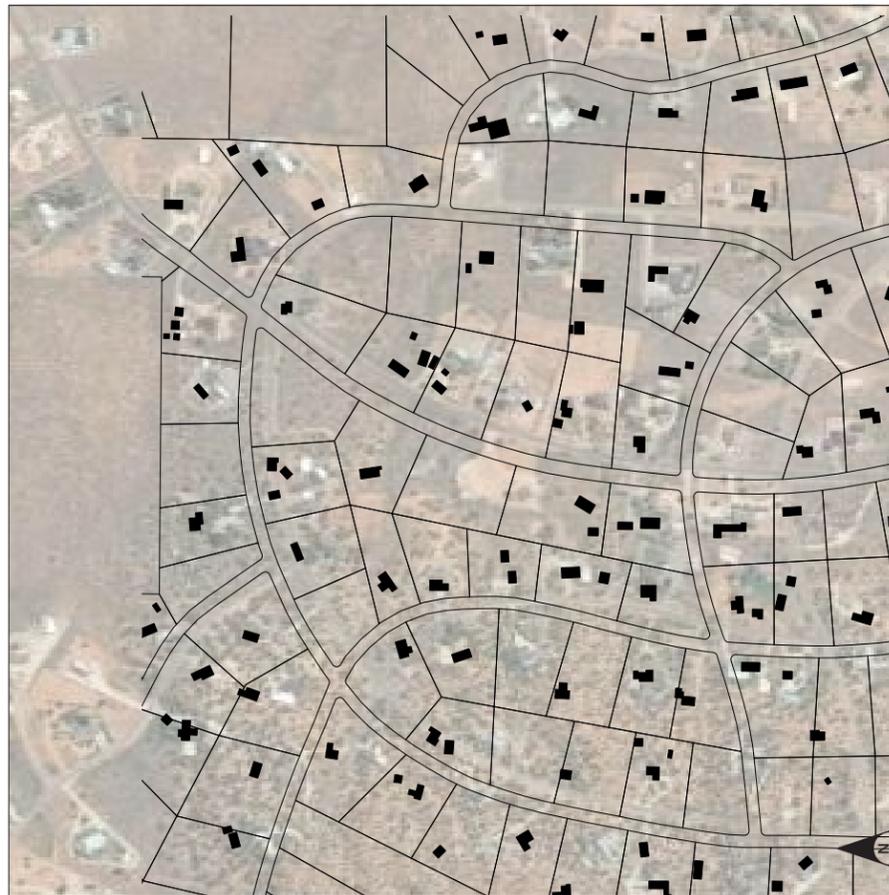
RANCHOS CREEK DISTRICT

BLENDING THE TWO SIDES

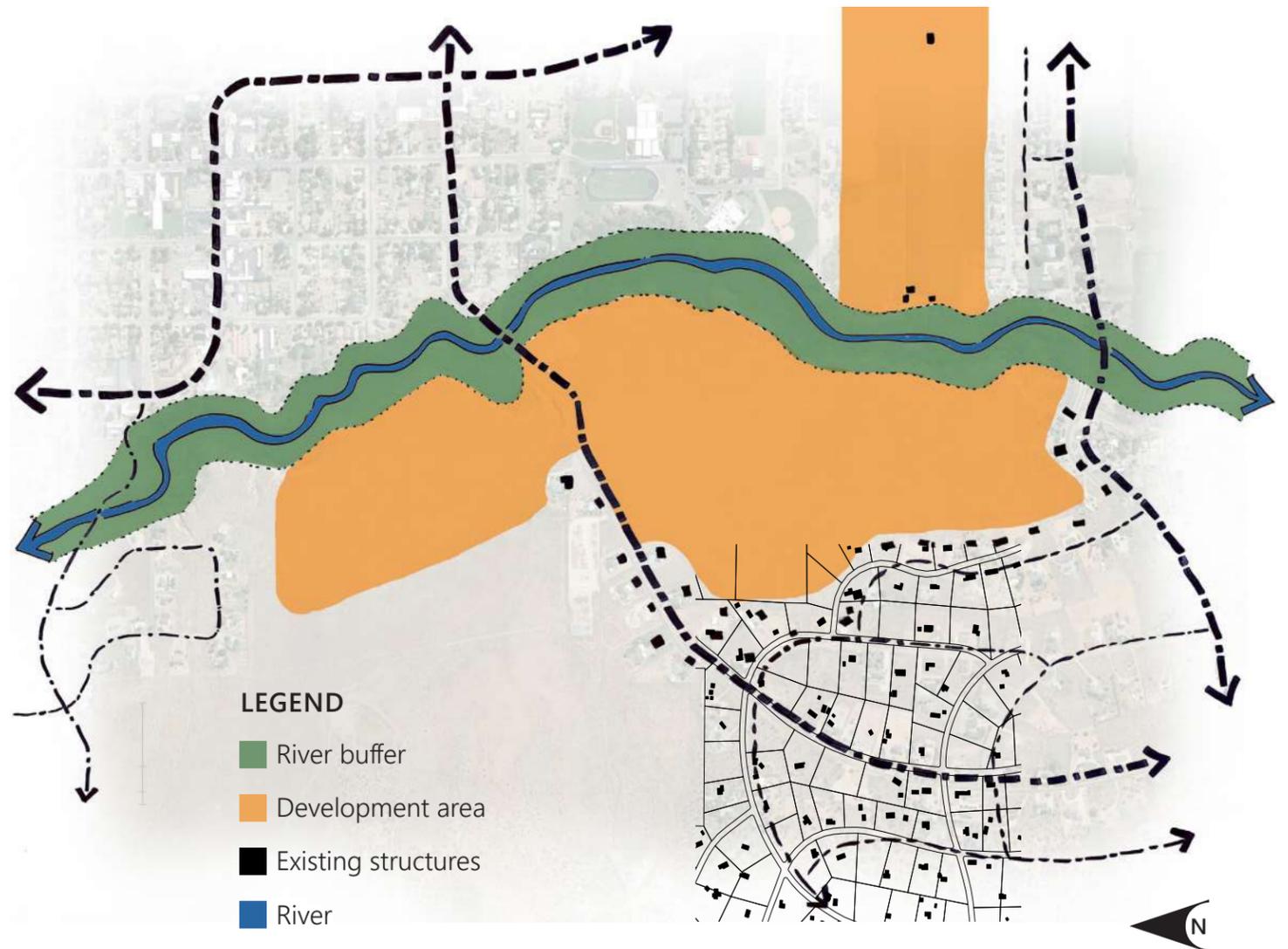
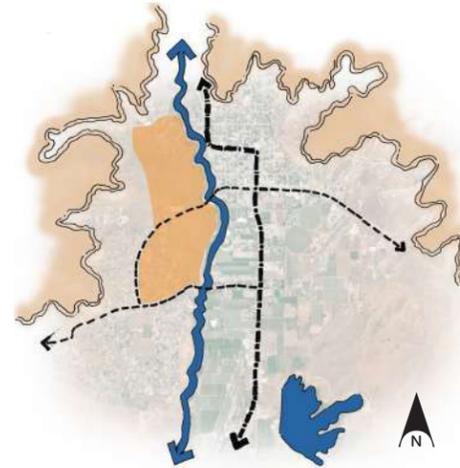
The Ranchos Creek district is a transitional space between the Ranchos and the city core. The Ranchos has lots ranging from .5 acre to 5 acres. Special consideration will need to be taken to blend the low-density with new medium-density. Located along the river is a 200-foot buffer. This creek is a natural asset and access needs to be available for the community. When developing this land, the wildlife must be considered. Green corridors need to be implemented to provide passage for animals.

EXISTING RANCHOS DEVELOPMENT

This image below represents the existing Ranchos development. Low-density housing makes up the character of Kanab. However, it can be expensive and could degrade the natural beauty of the surrounding landscape. It is wanted by wealthier residents and needs to be designed in a sustainable way.



CONTEXT MAP



APPLICABLE HOUSING TYPES



RESERVOIR DISTRICT

PRESERVING THE NATURAL BEAUTY

The reservoir is a great asset to both the community and for wildlife. With stunning cliffs to the north and northwest these viewsheds will need to be considered when designing future development. To reduce the impact to wildlife habitat we feel that an ecologically focused community will both protect wildlife habitat while at the same time increase property value.

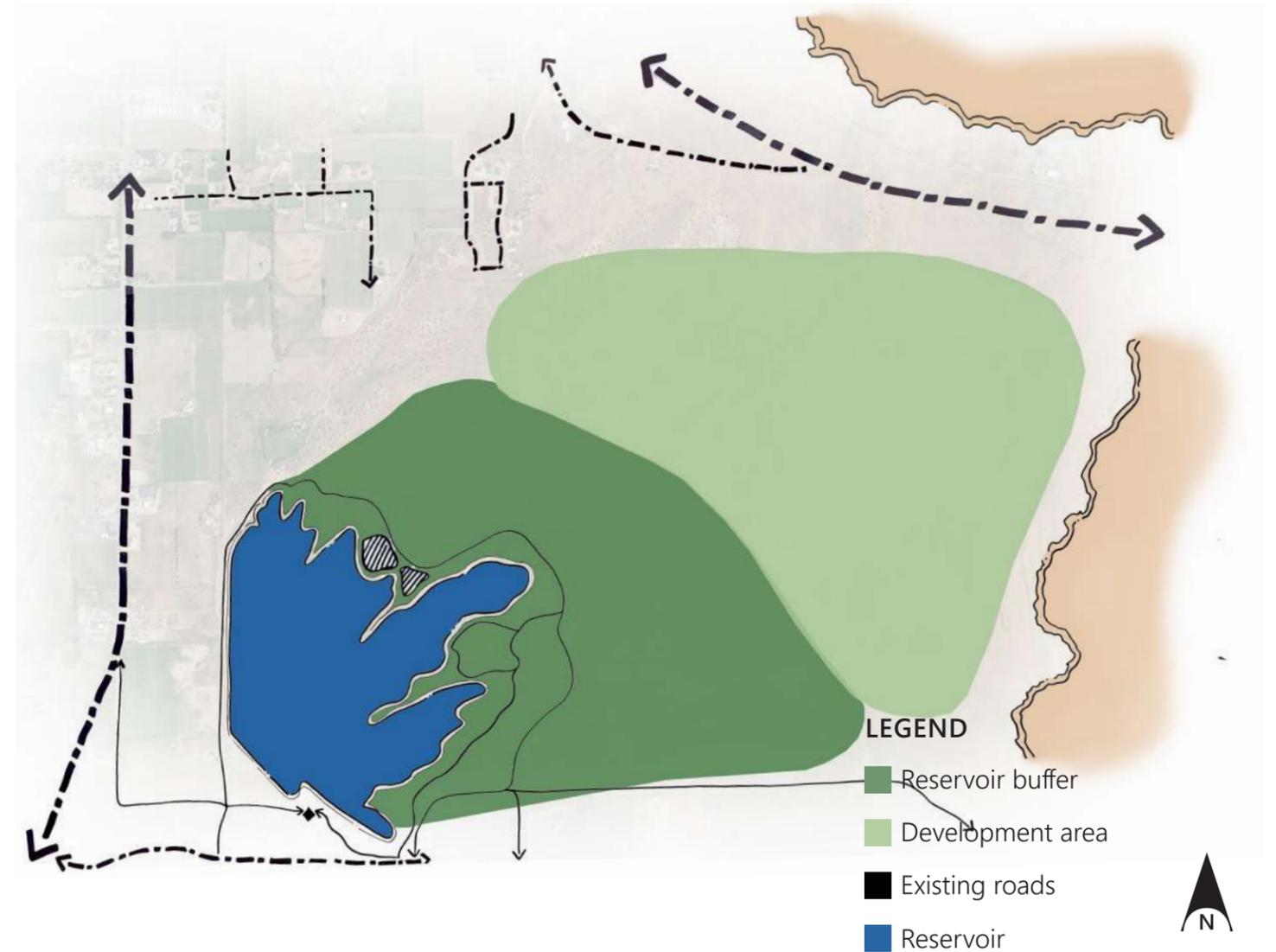
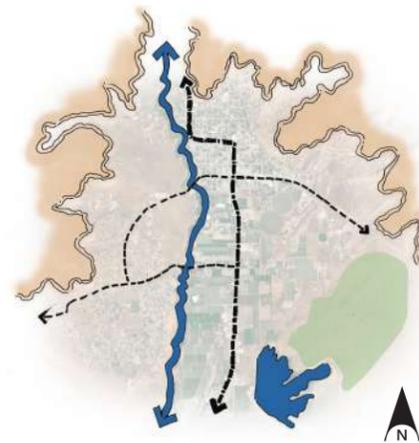
Ecological design focuses on the impacts on nature from development throughout its whole life cycle. It enables us to interact with nature and the landscape in a responsible manner.



5 KEY IDEAS

- Preserve wildlife habitat
- Preserve wildlife corridors
- Preserve water quality
- Preserve open space
- Preserve views

CONTEXT MAP



APPLICABLE HOUSING TYPES



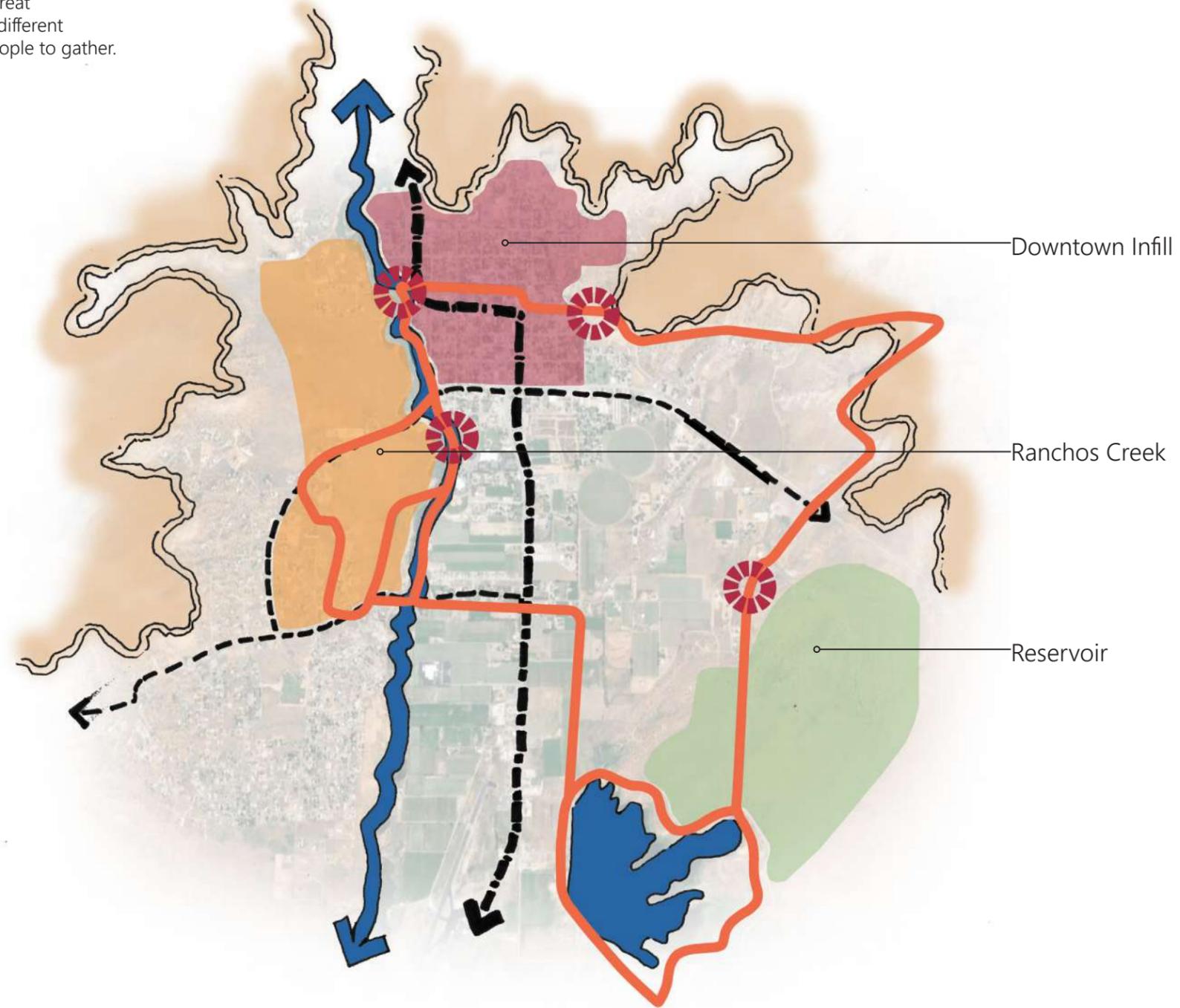
PANORAMA OF CLIFFS



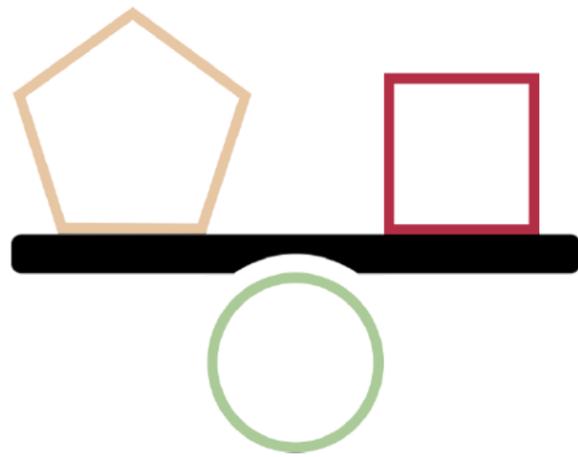
FOCUS FROM ANALYSIS

CONNECTING KANAB

Throughout the whole city of Kanab, there are many attractions and beautiful destinations. With the potential Necklace we are developing, there is a great opportunity to create more charms for that Necklace. As we implement different housing developments, it is vital to create destinations and places for people to gather.



ANALYSIS SUMMARY



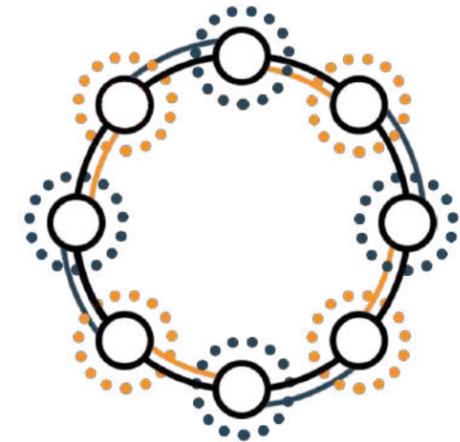
VARIETY OF AFFORDABILITY

Variety of affordability helps fill that missing middle in the population. Having a broad selection will bring homes to many different ages and people. It also helps accomplish our next goal by having a variety of different housing costs to accommodate the diverse community.



DIVERSITY

A wide selection of housing types will bring a wide variety of people. This will continue to boost a diverse community and a diverse community will increase creativity, invite an assortment of perspectives and an overall global impact.



UNITED IMAGE

Accomplishing these first two goals will create a united image. This will maintain the town's unique character and help direct transitions to different destinations more seamless. We want to create a community that provides opportunities for working class people and people starting families.

DOWNTOWN INFILL

FILLING IN THE CENTER

This is an example of prime infill locations. There is good open space on the south side of the block, with amenities on the north side. By filling the open space, the blocks become more connected and walkable. Within these site boundaries we would use existing space and its function similar to what it is already in place and celebrate the rich historic presence of the pioneer homes near by. The idea is to make smooth transitions between Highway 89, retail and historic district to the south.

5 KEY IDEAS

- Mid-block passage
- North & South street frontages
- 100 South historic pioneer street
- Style of homes and buildings
- Creating common ground

ZONING AND BLOCKING MODEL

LEGEND

- Townhomes 2200 Sq Ft
- Single Family Homes 1720 Sq Ft
- Apartments 780 Sq Ft
- Duplex's 900 Sq Ft
- Pedestrian Mid-block paths
- Community gathering areas
- Existing buildings



DOWNTOWN INFILL

MASTER PLAN



LEGEND

- ① Community gardens
- ② Back access road
- ③ Pioneer sidewalks
- ④ Pedestrian paths
- ⑤ Screening
- ⑥ Crosswalk

DOWNTOWN INFILL

FILLING IN THE CENTER

The community garden brings different people of the same community together. The style of surrounding homes is unique to the placement of this gathering area. Adobe style representing the Paiutes are on the north with the pioneer homes on the south side. The community garden bridges the gap between these two styles. Just like in history, farming, trails and open space are what brought different cultures together.

CONTEXT MAP



COMMUNITY GARDENS



RANCHOS CREEK

BLENDING THE TWO SIDES

The location for this development perfectly blends the two sides of downtown and the Ranchos. We approached this design by creating a gradient of housing densities to blend into the existing Ranchos neighborhood. We also took into consideration the importance of having a wildlife corridor passing through the site. This will allow wildlife coming from the mountain to reach Kanab Creek.

DESIGN ELEMENTS

- Road connecting to northern neighborhood to provide another access across Kanab Creek.
- Consideration must be given to existing homes.
- Green space flows west to east to allow wildlife movement.
- Alley loaded homes create communal green spaces.

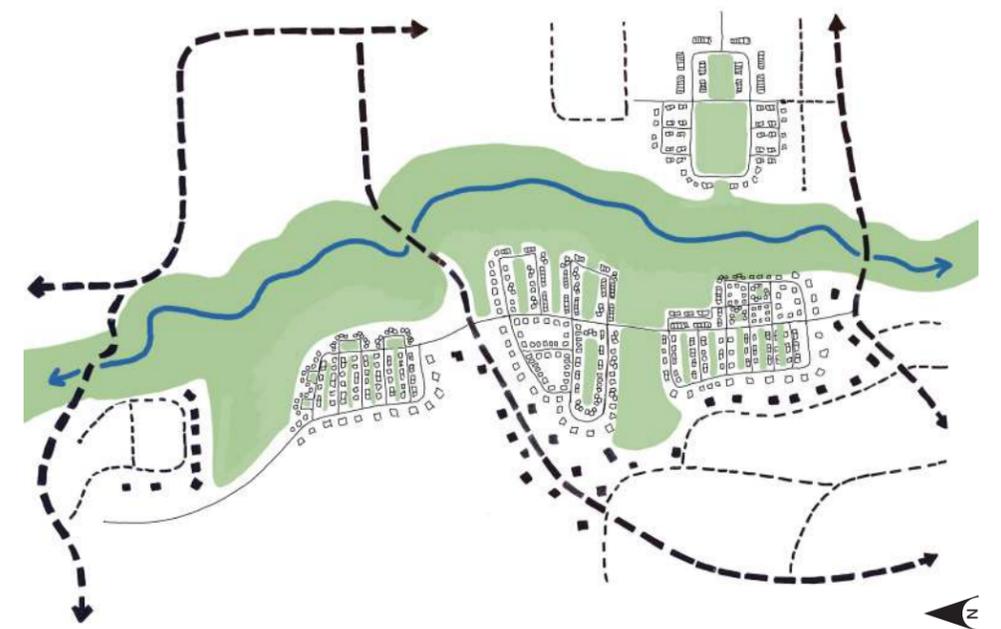
ZONING MODEL



LEGEND

- Green space
- Low density
- Medium density
- High density
- Kanab Creek
- Existing structures & roads

FINAL CONCEPT

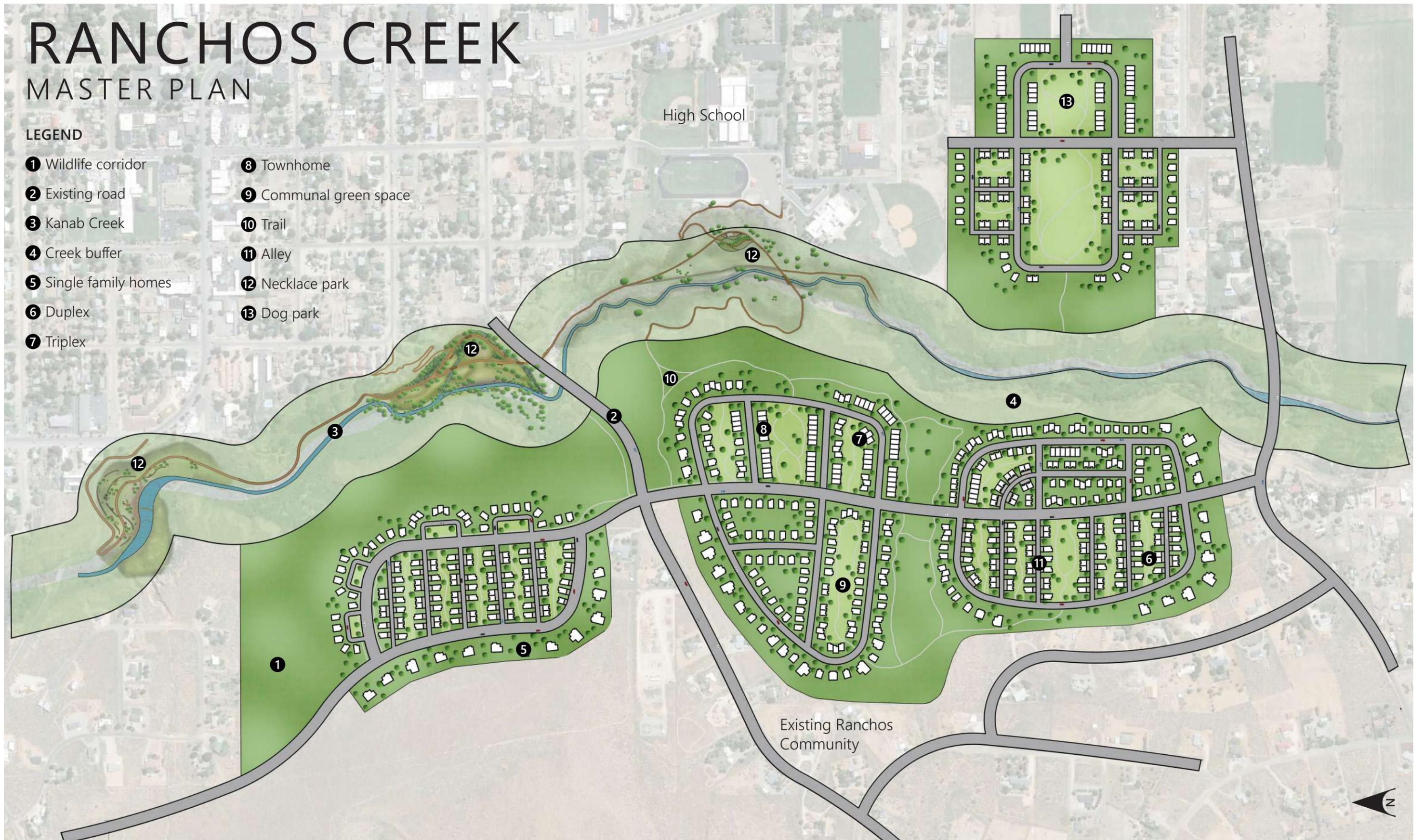


RANCHOS CREEK

MASTER PLAN

LEGEND

- 1 Wildlife corridor
- 2 Existing road
- 3 Kanab Creek
- 4 Creek buffer
- 5 Single family homes
- 6 Duplex
- 7 Triplex
- 8 Townhome
- 9 Communal green space
- 10 Trail
- 11 Alley
- 12 Necklace park
- 13 Dog park

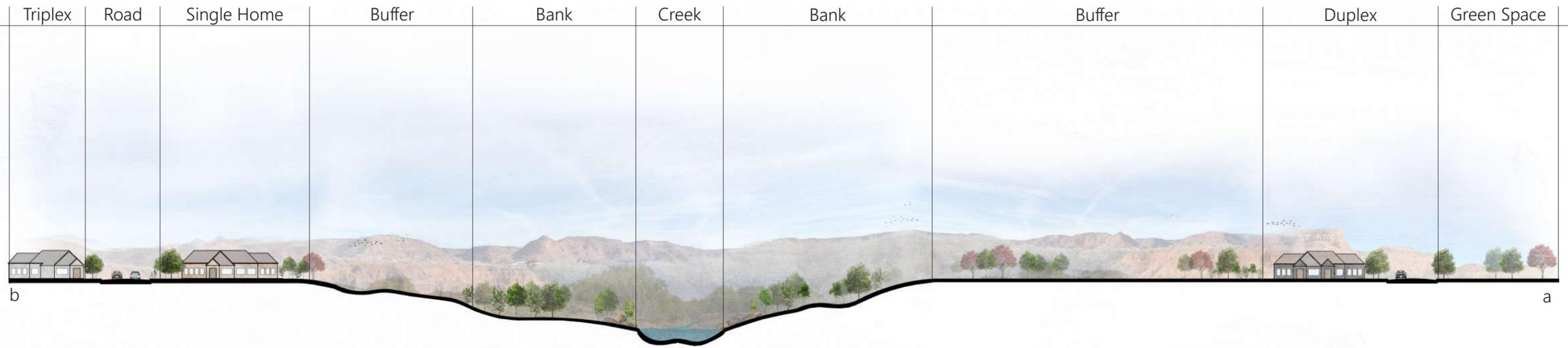
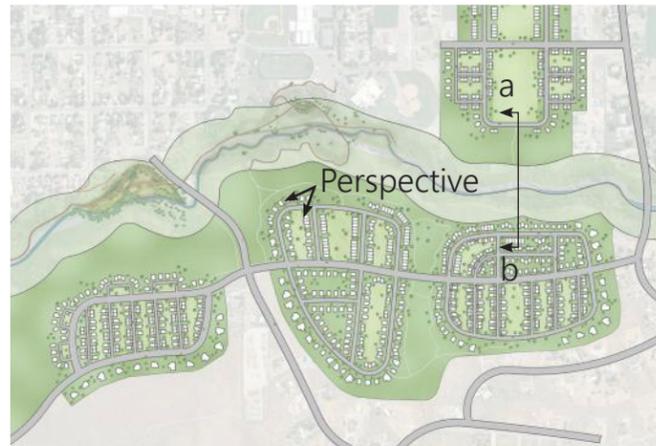


RANCHOS CREEK

BLENDING THE TWO SIDES

This housing site is divided by Kanab Creek. The cross section below shows how we can connect the two sides with trails and site lines. Kanab Creek is a great asset that should be taken advantage of. We hope our housing development encourages respect and admiration of the beauty in Kanab.

CONTEXT MAP



RANCHOS CREEK COMMUNITY TRAIL

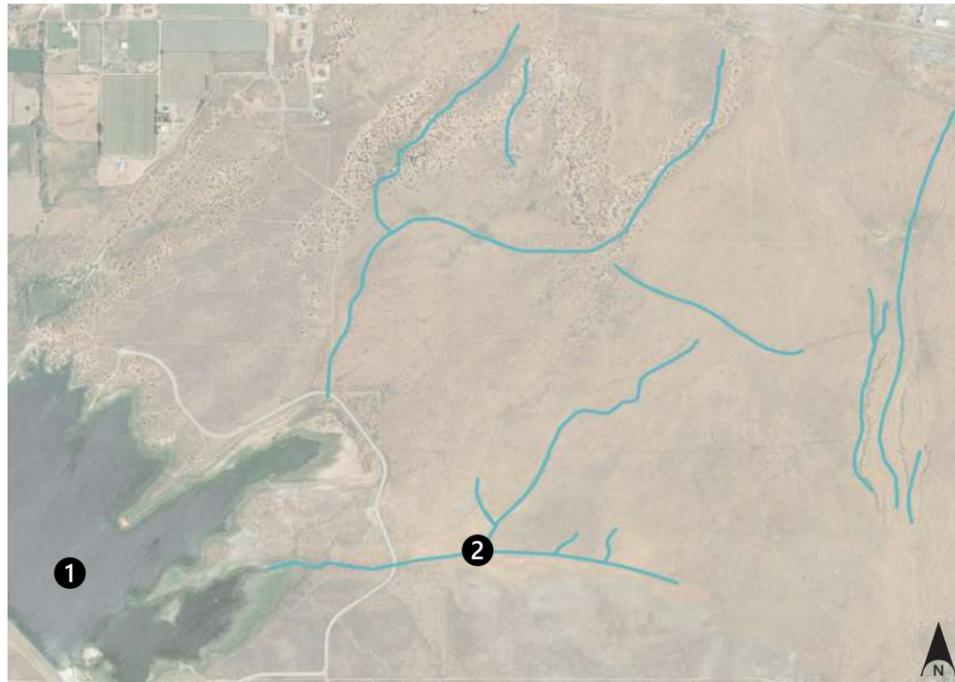


RESERVOIR DISTRICT

PRESERVING THE NATURAL BEAUTY

The reservoir is a beautiful area with great potential. However, land must be preserved for wildlife. Our goal is to find a healthy balance between housing developments and preservation. In this district, we are focusing on an ecological approach. Ecological design or ecodesign is an approach to design with special consideration for the environmental impacts of the design during its whole life cycle.

CONSERVATION



DRAINAGE & WATERSHEDS

Tributaries matter because they alter environmental conditions and elicit a biological response in the body of water they join. They are frameworks for wildlife communities.

Tributaries also increase productivity due to nutrients, organic matter, and invertebrate prey. Unique morphology and hydraulics create diverse ecological opportunities.

LEGEND

- ① Reservoir
- ② Stream



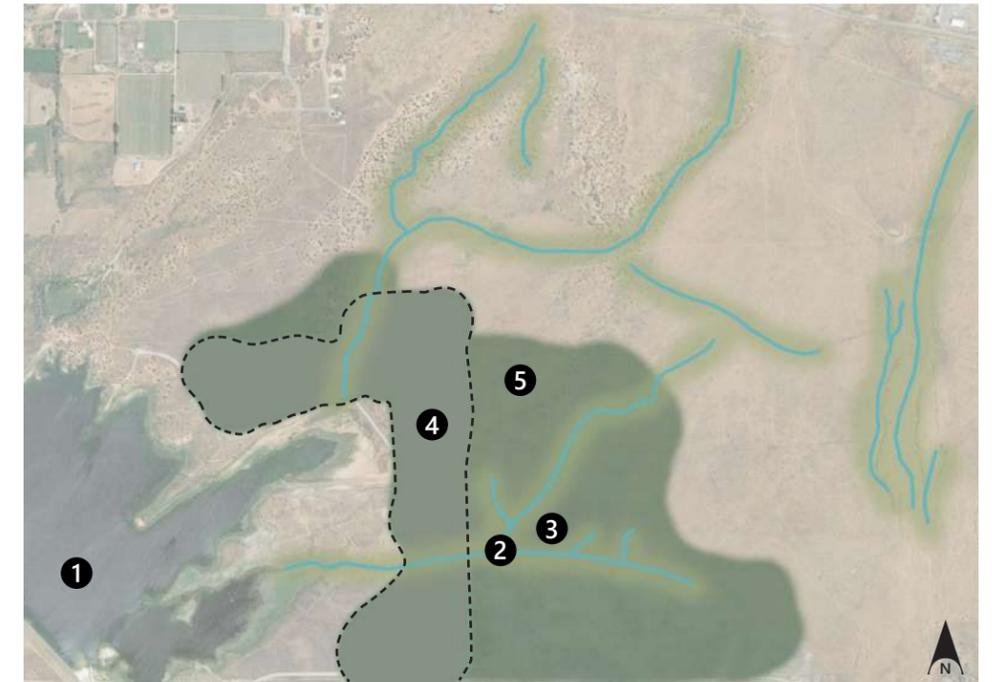
STREAM BUFFERS

Stream-side buffers are an important part of stream ecosystems because they decrease pollution, control erosion, and provide wildlife habitat. The buffers protect water quality by stabilizing the banks of the stream. Stream erosion causes sedimentation and siltation downstream, which degrades wildlife habitat.

When properly implemented, the buffers can increase biodiversity and act as a corridor to connect fragmented habitat.

LEGEND

- ① Reservoir
- ② Stream
- ③ Stream buffer



RESERVOIR BUFFER

Jackson Flat reservoir is one of the jewels in Kanab that attracts both wildlife and humans. A wide range of birds use it during migration, which makes it a great site for birdwatching.

Habitat loss is a major problem for numerous species of animals including amphibians, birds, fish, and mammals. Shoreline buffers are a sanctuary for animals because they provide cover, water, and food, all of which are necessary for survival.

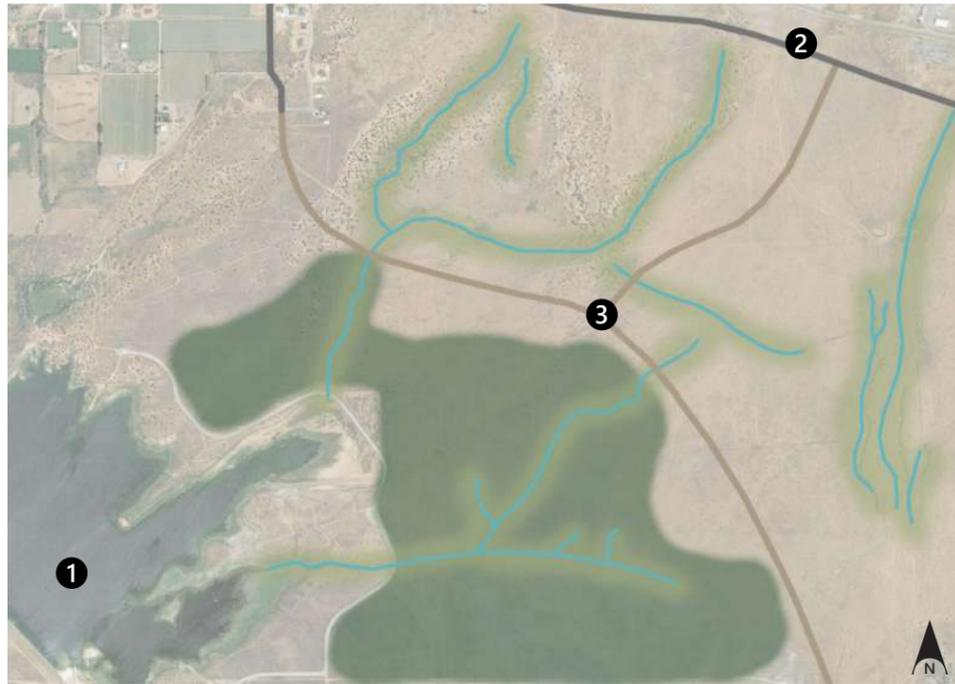
LEGEND

- ① Reservoir
- ② Stream
- ③ Stream buffer
- ④ Reservoir buffer
- ⑤ Proposed reservoir buffer

RESERVOIR DISTRICT

DESIGNING WITH NATURE

CIRCULATION



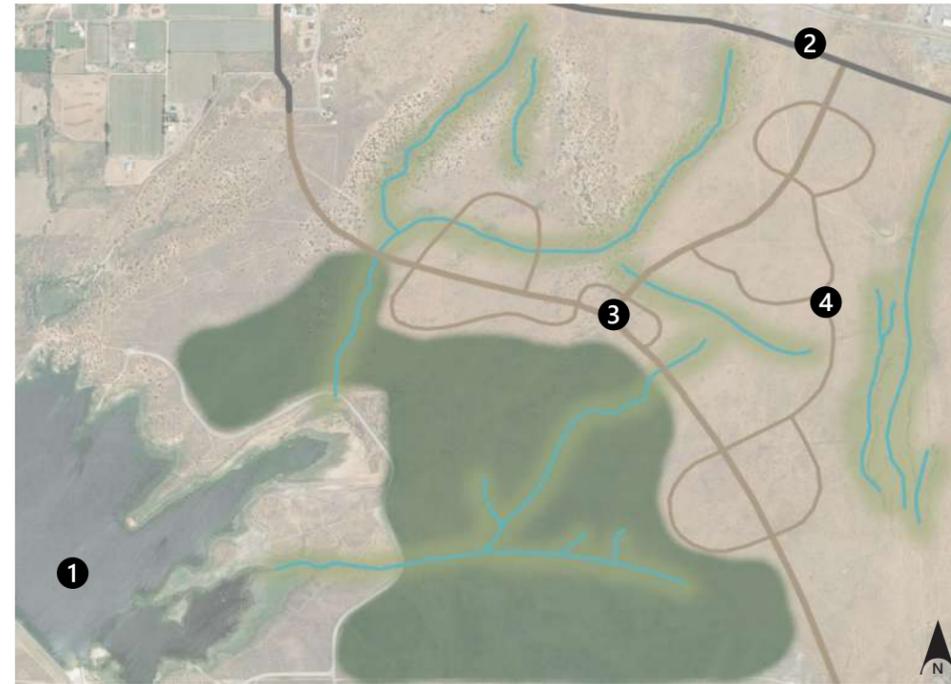
COLLECTOR ROADS

A collector road or distributor road is a low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads. Unlike arterials, collector roads are designed to provide access to residential properties. The road maintains a 24'-wide one lane gravel road to provide connection to Kanab and Jackson Flat Reservoir.

Gravel roads offer a significant cost-advantage. As a permeable material, gravel allows the free flow of rainwater and runoff into the soil below.

LEGEND

- 1 Reservoir
- 2 Existing roads
- 3 Primary roads

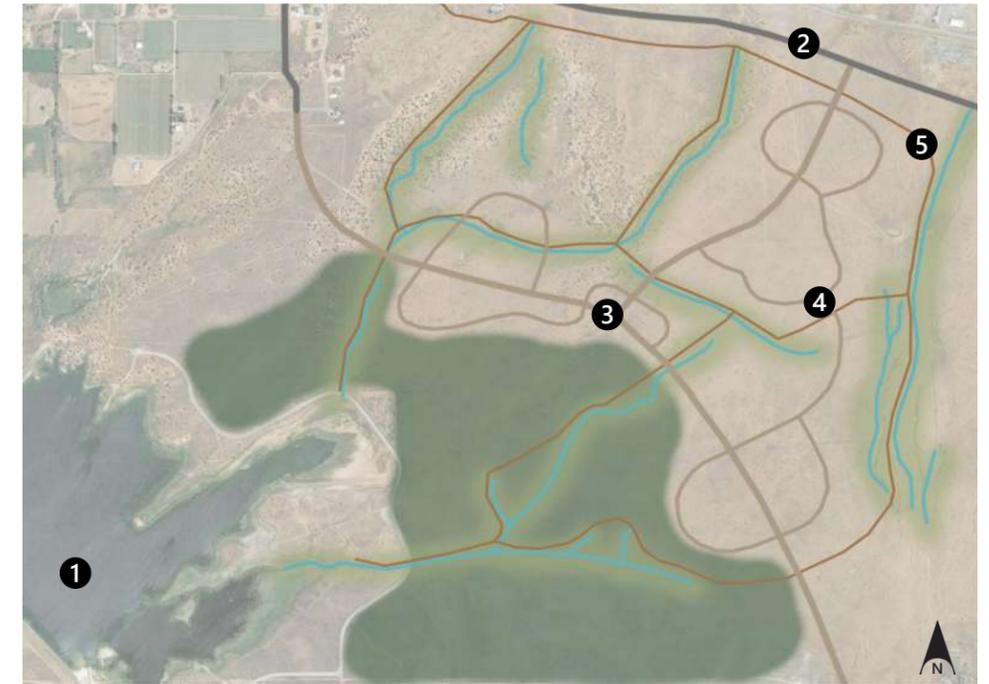


LOCAL ROADS

Local roads provide access to traffic emanating from the properties and discharges them onto collectors. On local streets speed is usually kept low due to the frequent movements of children and adults in the residential area.

LEGEND

- 1 Reservoir
- 2 Existing roads
- 3 Primary roads
- 4 Secondary roads



TRAILS

Trails and green ways create healthy recreation and transportation opportunities by providing people of all ages with attractive, safe, accessible and low- or no-cost places to cycle, walk, hike, or jog. Trails help people of all ages incorporate exercise into their daily routines by connecting them with places they want or need to go. By incorporating trails into the natural framework we will provide more opportunities for visitors and citizens of Kanab to connect and observe nature and the amenities it has to offer.

LEGEND

- 1 Reservoir
- 2 Existing roads
- 3 Primary roads
- 4 Secondary roads
- 5 Trails

RESERVOIR DISTRICT

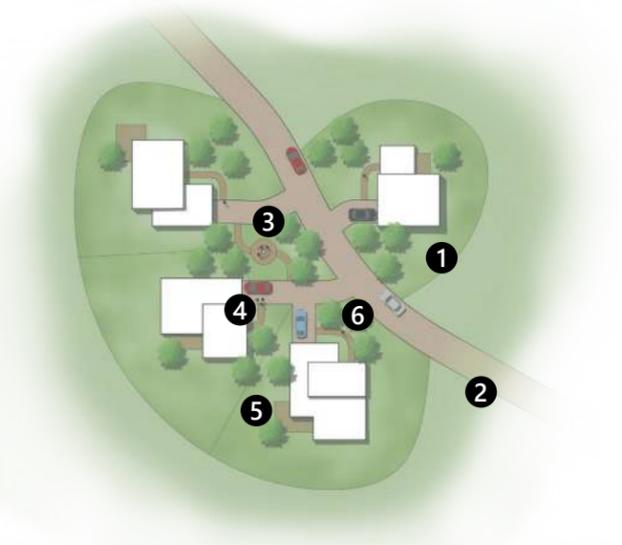
PRESERVING THE NATURAL BEAUTY

There are two features that distinguish what is thought of as a “true” cluster subdivision. The first is a characteristic of design where a few houses are grouped together on a parcel of land. Each cluster of houses functions as a group, which is separated from other clusters by open space that helps visually define each individual group. The second characteristic of the cluster subdivision, is the zoning of undeveloped land that is saved for the common enjoyment of the neighboring residents or the community at large.

ZOOM IN

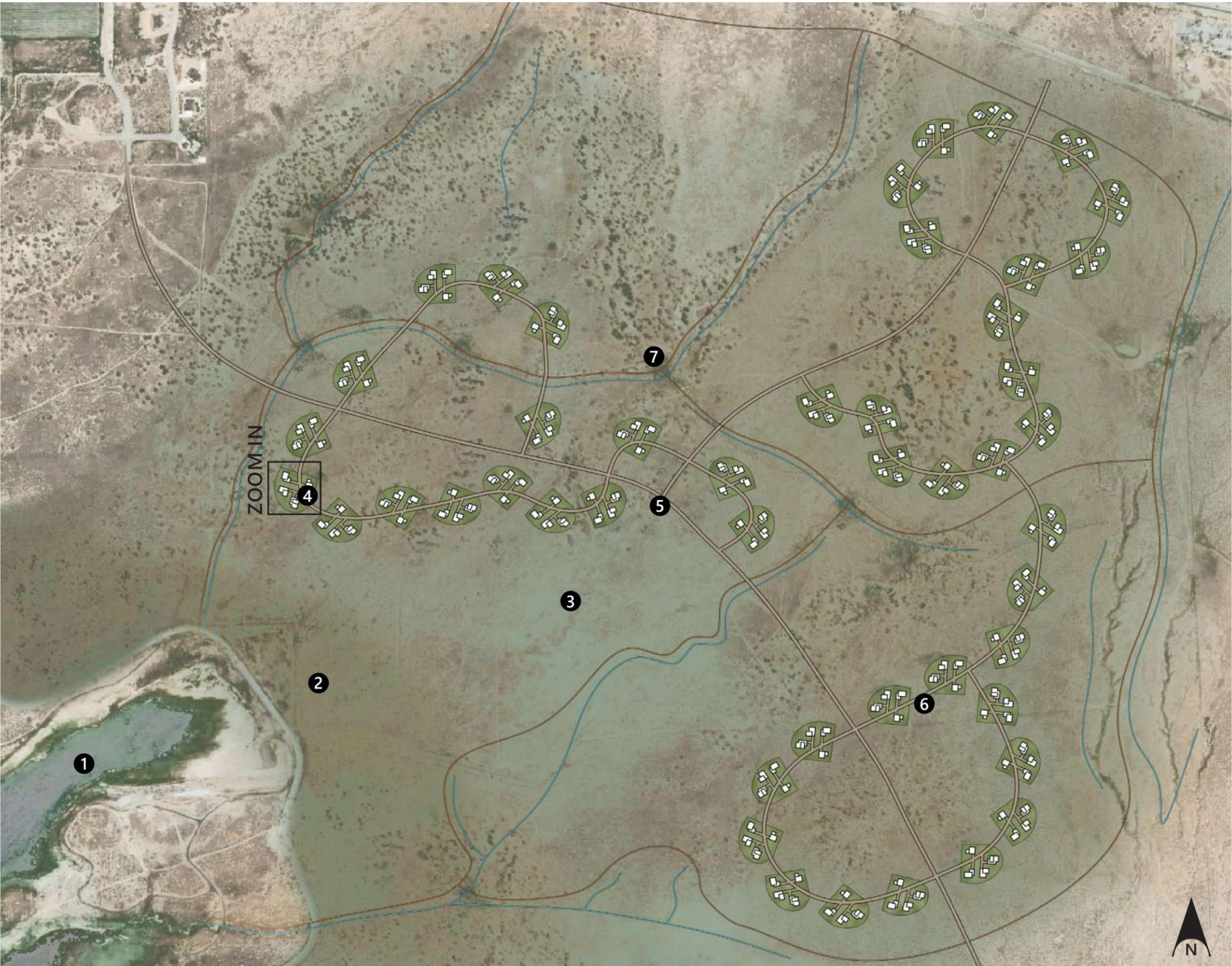
LEGEND

- ① House
- ② Road
- ③ Pedestrian paths
- ④ Gathering space
- ⑤ Deck
- ⑥ Screening



LEGEND

- ① Reservoir
- ② Reservoir buffer
- ③ Conservation easement
- ④ Development cluster
- ⑤ Primary roads
- ⑥ Secondary roads
- ⑦ Trails



KANAB HOUSING

HOUSING CONCLUSION

A HOME FOR ALL

Throughout this process, various housing solutions have been found. Considerations were given to environmental, cultural, physical, economic and potential situations in Kanab. We hope that the city of Kanab takes this information as a template for future developments and makes Kanab a home for all.

+960
Housing
units

+104
Developed
acres

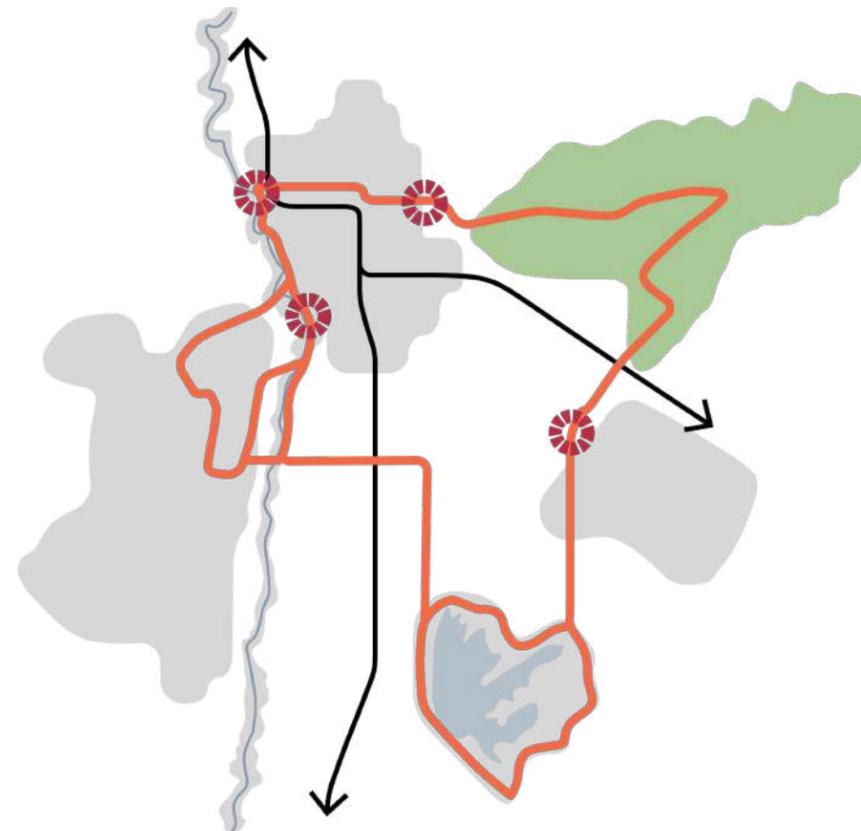
1,209
Acres preserved
open space

+10.8
Miles of
trails



CORAL CLIFFS

DEFINING THE EASTERN EDGE



CORAL CLIFFS

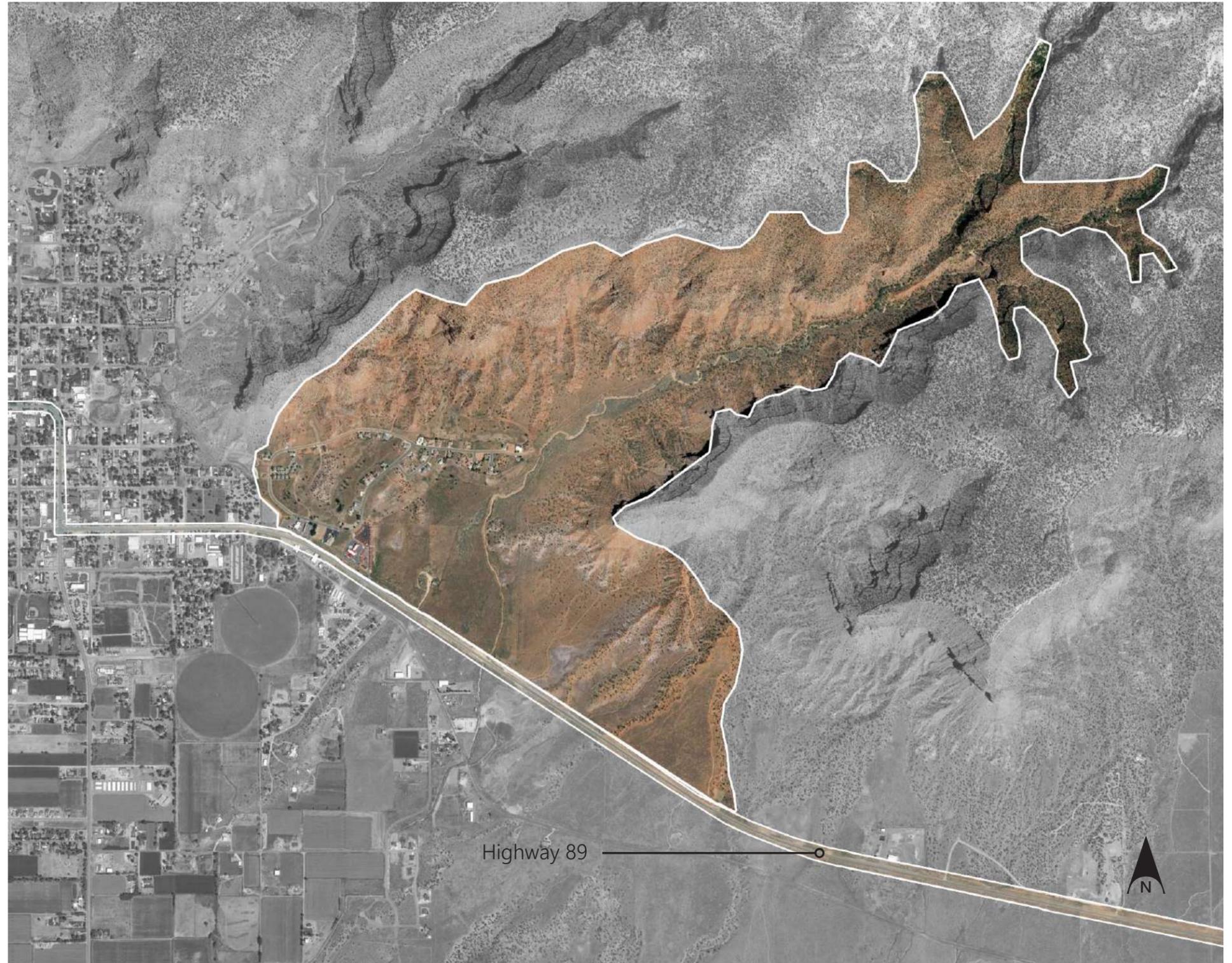
CONTEXT

CORAL CLIFFS

As a team we analyzed and planned the Coral Cliffs area. This process began with the need to repurpose the abandoned golf course. What was once an active and thriving space is now abandoned and overgrown, covered in weeds with little-to-no daily use.

It became clear that the golf course, Pugh Canyon and the open lands adjacent to the east of the highway could be considered and planned in concert with one another. In this way the owners and stakeholder can realize a vision that maximizes broad benefits for all.

The Coral Cliffs area is a huge asset to the city of Kanab, an asset that has been underutilized. With the golf course gone, the residents are left wanting something that will add value to their property and to their lives. It's location next to the first gas station since Page, Arizona, and the BLM office where a large number of people frequent to obtain permits, the abandoned golf course is a prime spot for enhancement to draw people in and get them to "Stay a little Longer". Pugh Canyon is vast and unique and provides close access to amazing scenery and public lands. The Johnson property next to the highway is the perfect spot to engage visitors when they first enter Kanab.

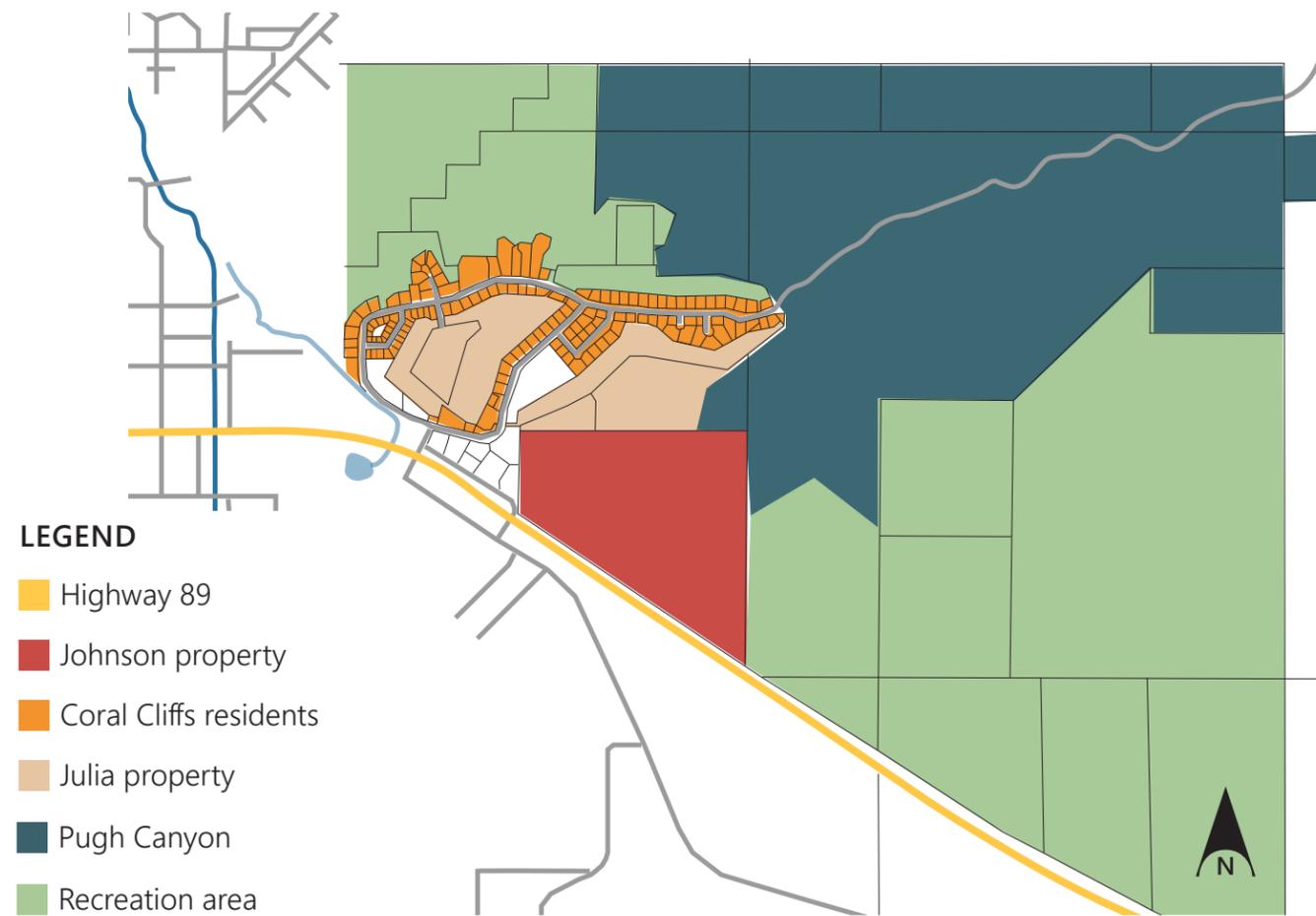


CORAL CLIFFS

INVENTORY

CURRENT LAND USE

Initially our focus was on the abandoned golf course which was 48.5 acres of land. As a team we began to look at what surrounded the abandoned golf course and the opportunities the entire area holds. Our area of study now includes 748 acres encompassing the Johnson property and land owned by Julia Baden including the old golf course, Pugh Canyon and some surrounding land. The value of including more area in our study is that the area will be looked at as a whole and designed with connections, creating even more value and more places for people to enjoy.



POTENTIAL LAND USERS

Coral Cliffs has a diverse group of users, from current and future residents to a variety of visitors. We wanted to focus on and consider the needs of everyone that might use this area. While paying special attention to the needs of residents and land owners in the Coral Cliffs area. We have no way to accurately predict who might use the space, but getting an idea of who might use the space helped us consider the concerns each group might have and how those could be addressed. We did our best through our proposed design to address needs and concerns of potential users.

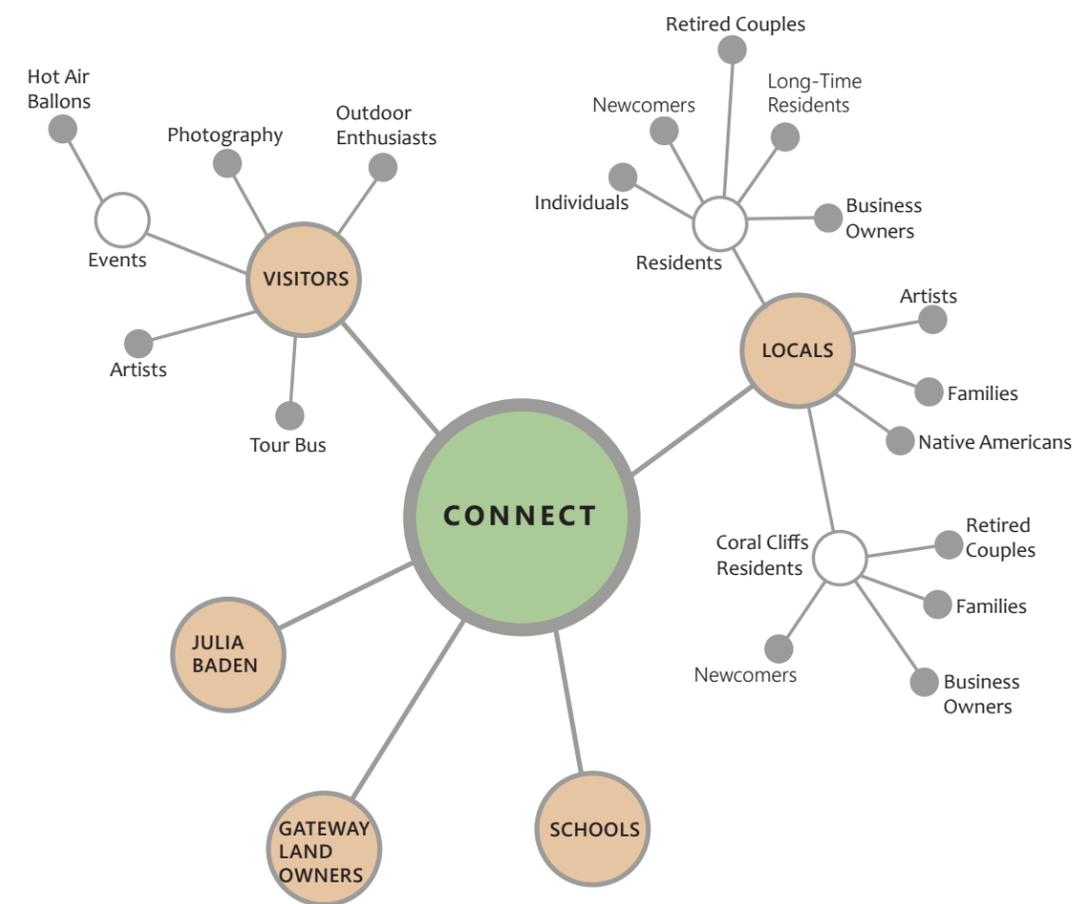


IMAGE OF THE EAST ENTRANCE

CORAL CLIFFS

The interconnection of the Coral Cliffs area represents a clear, synergistic future for these landowners and an extremely attractive entry for Kanab: The abandoned golf course, as a center for residential park activity and lifelong learning; public access to Pugh Canyon and adjacent public lands; and connectivity to the Necklace linking to the reservoir, the regional trails and to the downtown, all while supporting existing wildlife populations.

DISTRICTS

Areas that have individual entries into and out of the area. There also are common identifying characteristics within the districts. Seven main districts were identified and these became our areas of study. The abandoned golf course became three separate but connected areas: Pugh Canyon, the Johnson property and two housing development sites identified by the land owner.

NODES

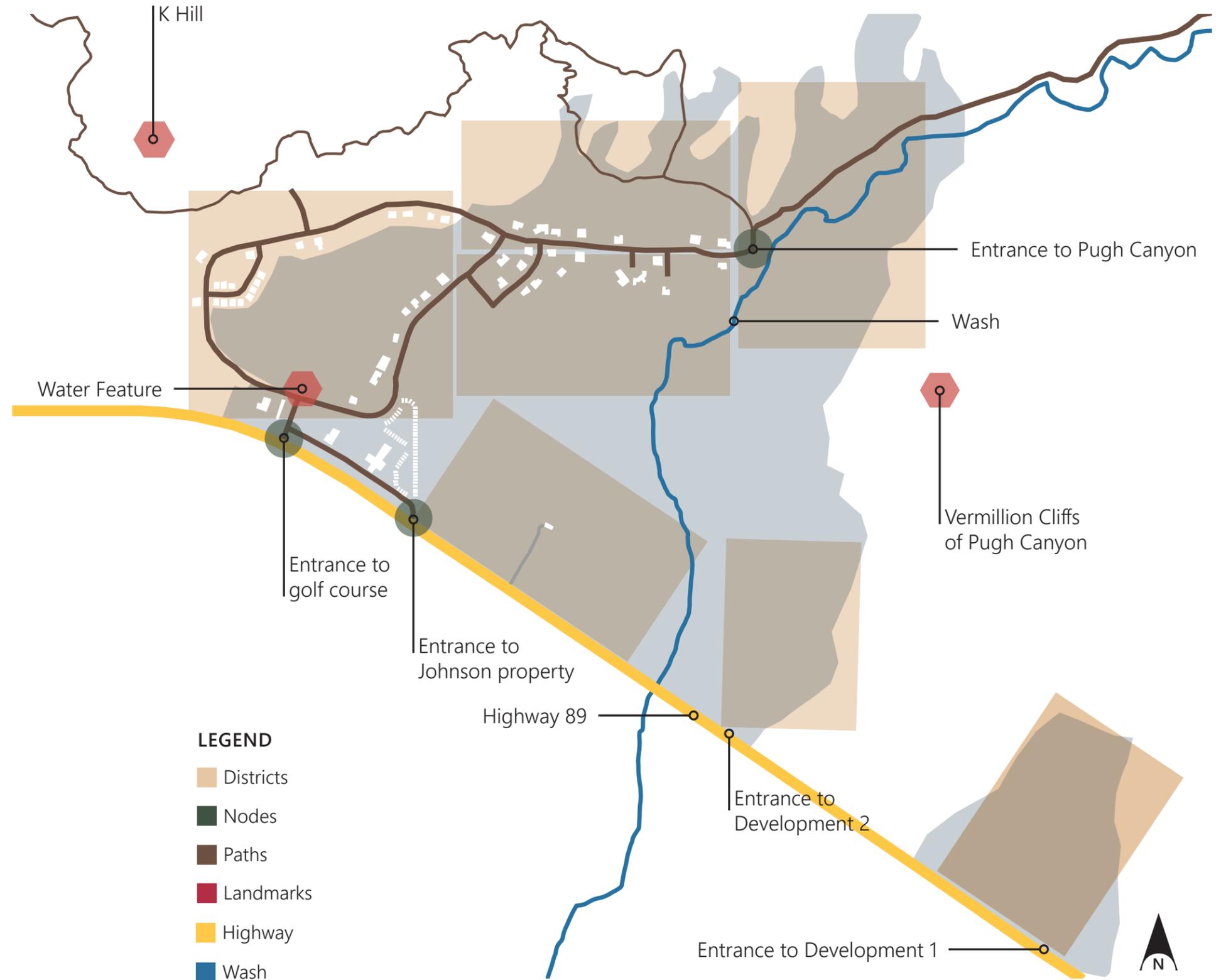
Decision making points, The Coral Cliffs area has limited access, identifying these points helped us to make critical design decisions. Highway 89 is a limited access highway and has certain points already identified where entry can be made.

PATHS

Arrange space and movement, The streets, sidewalks and the K Hill trail are the current paths. Additional trails and connection to the Necklace are important design elements to the success of the Coral Cliffs area

LANDMARKS

Points of reference, things that are important and unique to the area. The dramatic topography creates unique experiences. The steep slopes create microclimates or areas that differ in climate from their surroundings. This helped to shape our design as we looked for places that could be developed.



DISTRICTS OF THE EAST ENTRANCE

SITE SELECTION

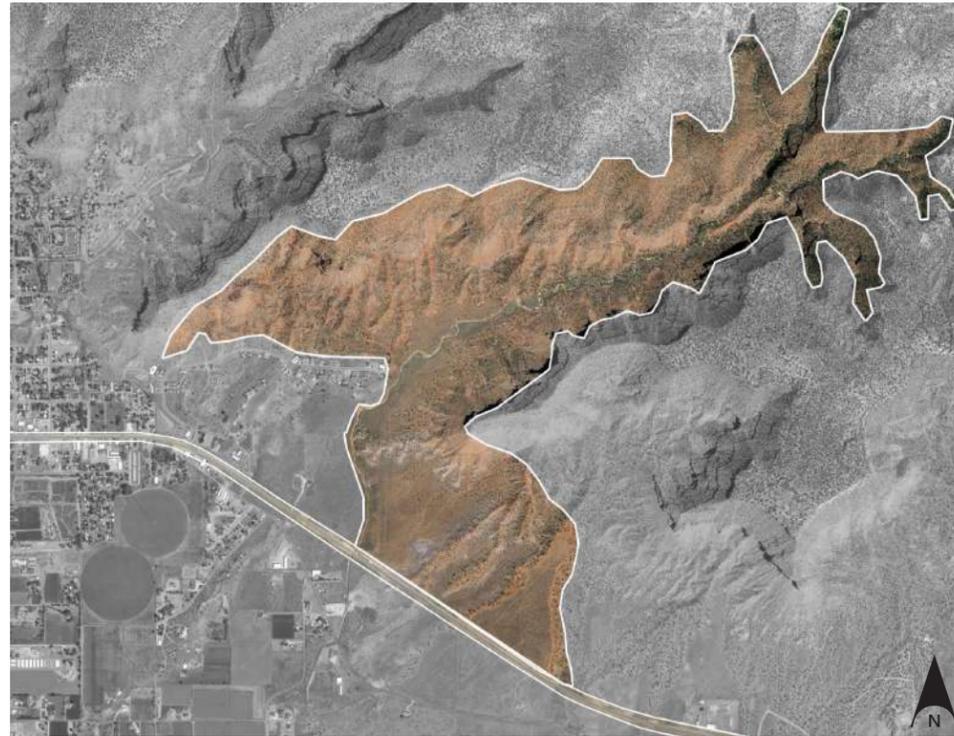
GOLF COURSE

The golf course district includes 48.5 acres of the Coral Cliffs repurposed golf course and other property directly adjacent to the course owned by Julia Baden. It sits directly behind the first gas station since Page, Arizona and the BLM office.



PUGH CANYON

The Pugh Canyon district encompasses 400-plus acres of the canyon and two other potential development sites along Highway 89.



JOHNSON PROPERTY

The Johnson Property district is about 70 acres that sits adjacent to Highway 89 at the eastern entrance of Kanab.

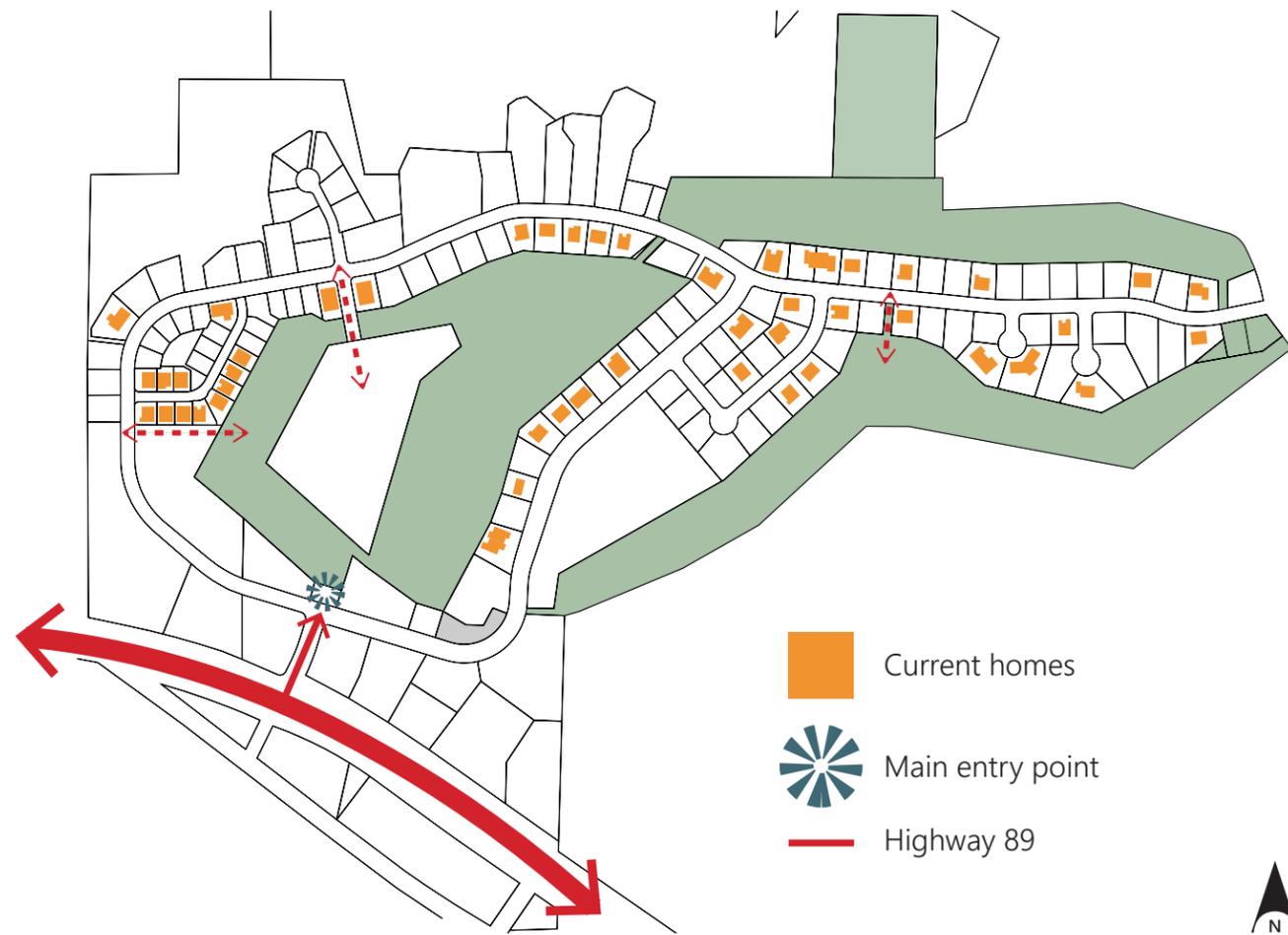


REPURPOSED GOLF COURSE

ANALYSIS

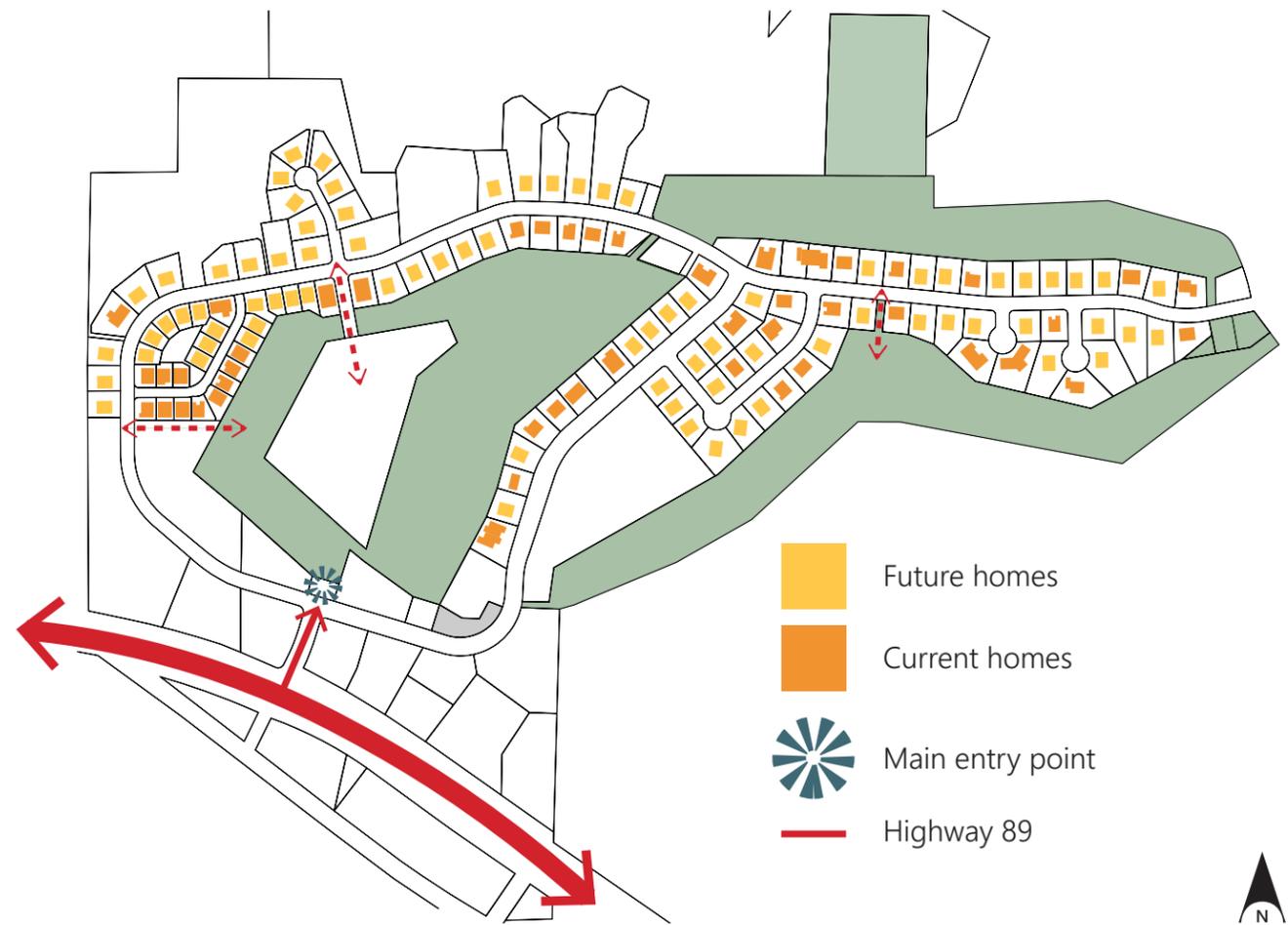
CURRENT

One of the most important considerations in developing the repurposed golf course is the needs of current residents and those that will come in the future. Because of this, we wanted to find points where connections can be made and residents and visitors will have access to the area.



FUTURE

As the area around the repurposed golf course continues to become more and more developed the connections to and through the repurposed golf course become very important. The entrance to the park needs to be considered as it will be the first thing people see when they arrive. The golf course has been zoned as open space and it needs to be kept that way.



REPURPOSED GOLF COURSE

DESIGN EXPLORATION

PARK

After many design iterations we decided the main part of the golf course with the current parking and club house would have the majority of activity and be an active space. It's proposed program elements will include a large park, walking trails, a large grass field, sports courts, walking trails, and both small and large pavilions.



UPPER TRAIL

We wanted to be very respectful to the Coral Cliff residents. The upper part of the golf course would be best suited for passive activities because it sits so close to the houses.



CAMPUS AND ARTIST COMMUNITY

The lower part of the golf course along with other land owned by Julia Baden will become a place for lifelong learning elements. Its proposed program elements will include a campus with a focus on culinary arts and hospitality management, an artist community and walking trails with a sculpture garden.



CORAL CLIFFS

MASTER PLAN

The golf course was divided into three interconnected sites, including a park, the upper trail, and the artist community and lifelong learning center.

CONTEXT MAP



CORAL CLIFFS PARK

ZOOM-IN

The Coral Cliffs Park includes the majority of active program elements. This includes two small commercial buildings near the parking lot. One could potentially be the existing clubhouse. They would become a shop and café. The restored pond in the park provides spaces off the path for people to enjoy. A large playground sits near the road so that it can be seen from the gas station and BLM office parking lots. A large pavilion sits next to the playground and small picnic areas are scattered through the park. On the north end of the park there is a large sunken grass field and basketball, tennis and pickleball courts.

- Playground, courts and open grass area provide active spaces
- Trail around the park creates a 1.5-mile large and small loop.
- Small and large picnic areas provide places for people to gather.

CONTEXT MAP



- +1.5MI +Trails
- +230 New trees
- 20 Open space acres
- +0 Housing units



UPPER TRAIL

ZOOM-IN

The upper trail has more passive program elements. It contains 1 mile of trail that connects you to the park and lifelong learning area, with a loop around a large grass meadow. Small picnic areas are tucked into the hills west of the meadow.

- Connects both areas of the developed golf course.
- Small picnic areas tucked into the bluffs provide gathering spaces for people who live on the golf course.
- Large meadow remains open for events and other activities.

CONTEXT MAP



+1 MI
+Trails

+60
New trees

15
Open space
acres

+0
Housing
units



CORAL CLIFFS

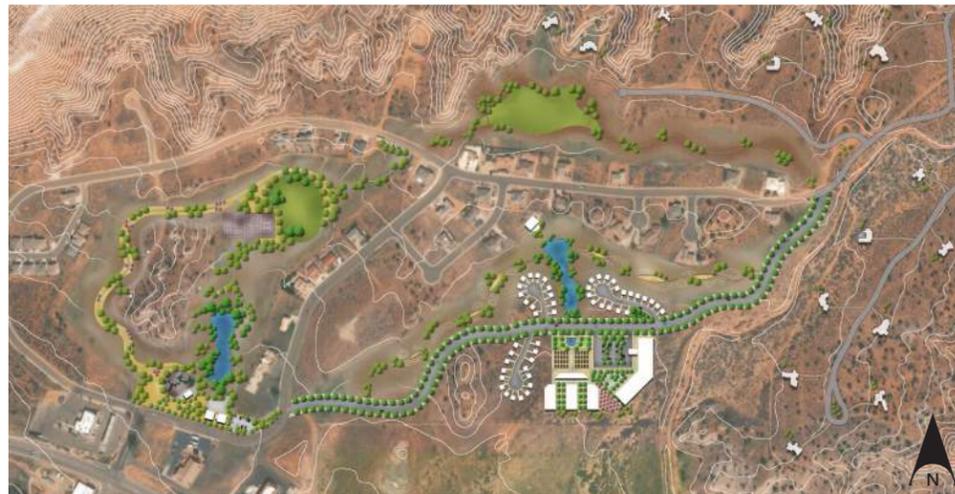
CAMPUS & ARTIST COMMUNITY

ZOOM-IN

The lifelong learning area is home to an artist community and campus. There will be a 2-mile sculpture garden with small mounds around the display areas that provide a place for artists to display their work. Small 1,500 square foot homes provide places for artists to live. There will also be a small hotel and a campus for lifelong learning with a focus on hospitality management and culinary arts. There are garden boxes in front of the school and an orchard between the campus and hotel.

- Sculpture garden provides place for artists to display their work with mounds to create a unique experience.
- Campus provides space for life long learning in Kanab.
- Small houses provide students and artists and affordable place to live.

CONTEXT MAP



+2.5MI
+Trails

+180
New trees

15
Open space
acres

+47
Housing
units



CORAL CLIFFS PARK

CONNECT AND PRESERVE

B.



CORAL CLIFFS PARK

STAY A LITTLE LONGER

A.

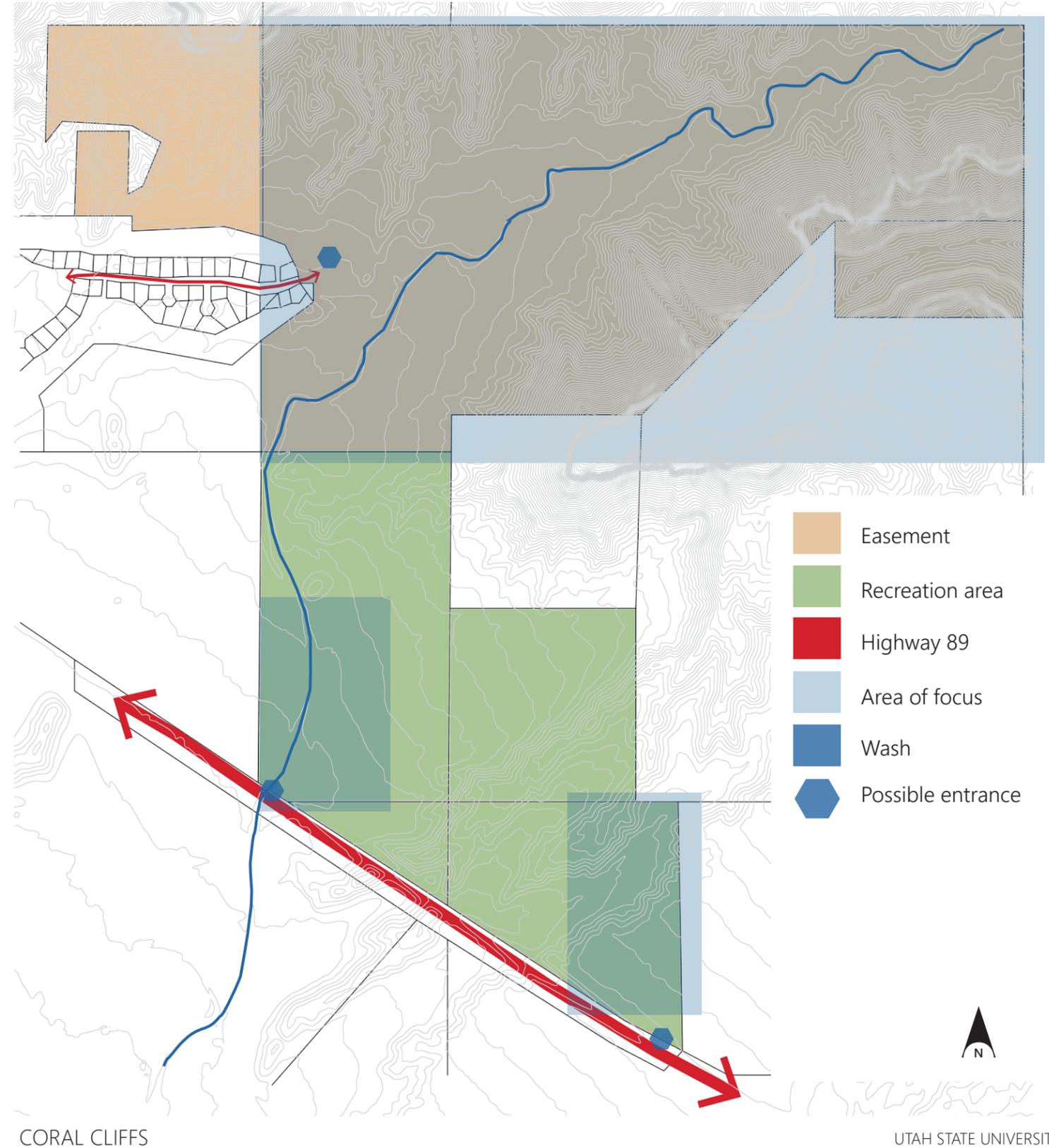
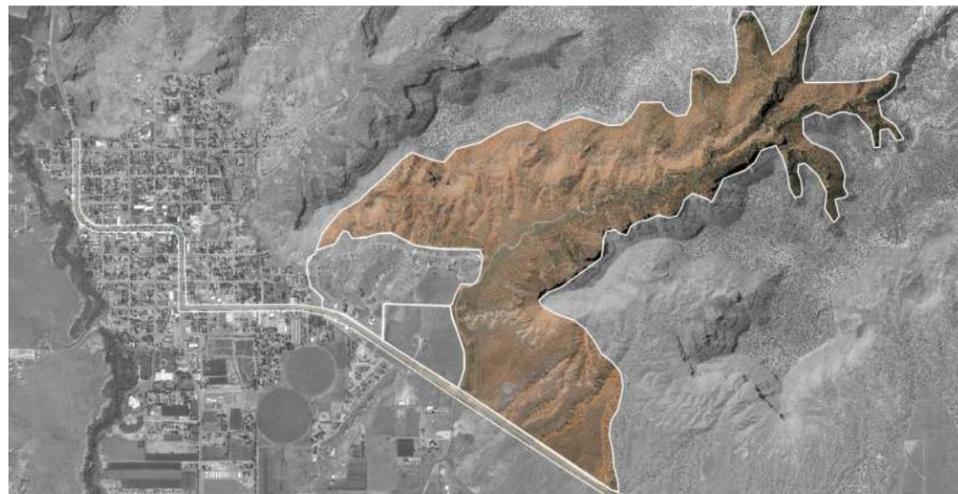


PUGH CANYON

ANALYSIS

Pugh Canyon was broken up into three different areas, Pugh Canyon becoming a Conservation Easement, and two undeveloped areas of land by the highway. The Conservation Easement protects future land use of the canyon, the two highway areas become potential housing developments that are mindful of the surrounding views and landscape.

CONTEXT MAP



TWO MOONS

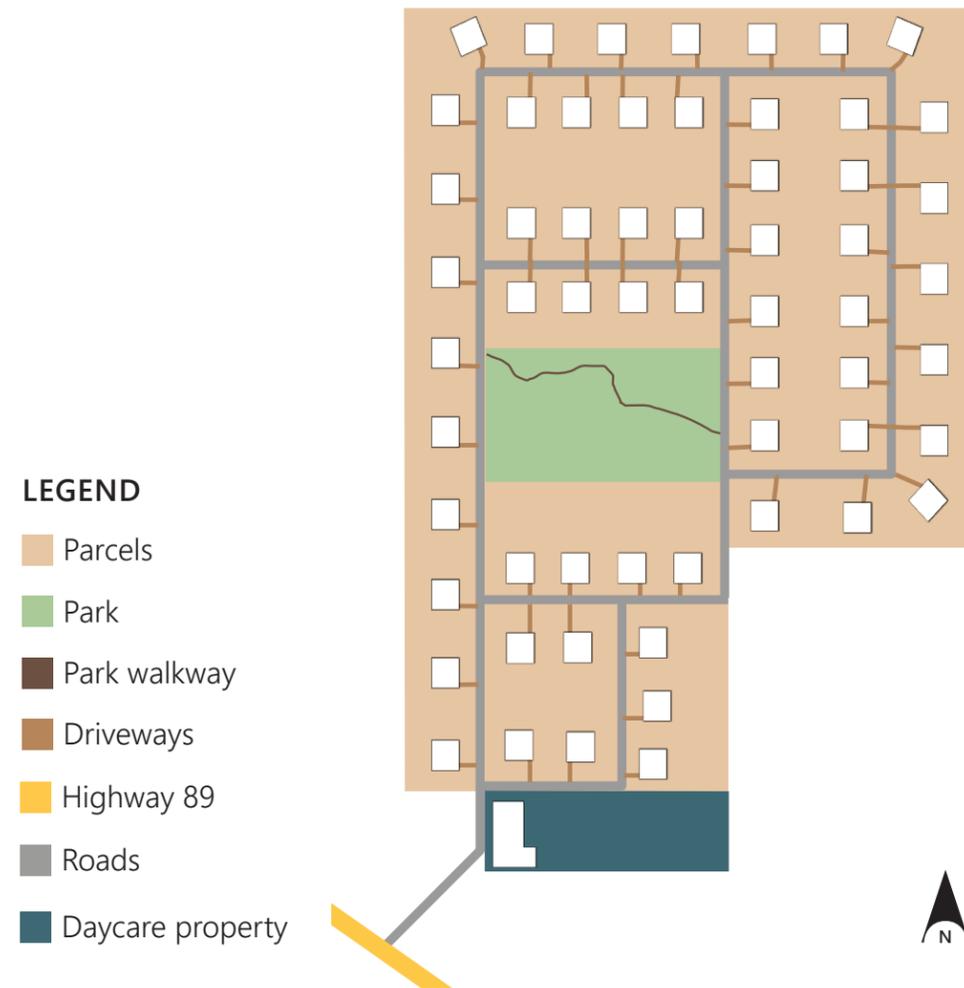
DESIGN EXPLORATION

GRID LAYOUT

Using a grid pattern maximizes land use and preserves space. Homes face open space and natural landscape. Overall, this design is pushing housing onto the landscape. There are 61 plots ranging from 1/2 to 1/4 acre. Being focused toward younger families with working parents and children, a daycare center is proposed.

PROGRAM SUMMARY

- 61 plots (.25 - .5 acres)
- 2 acre park
- 1 daycare center

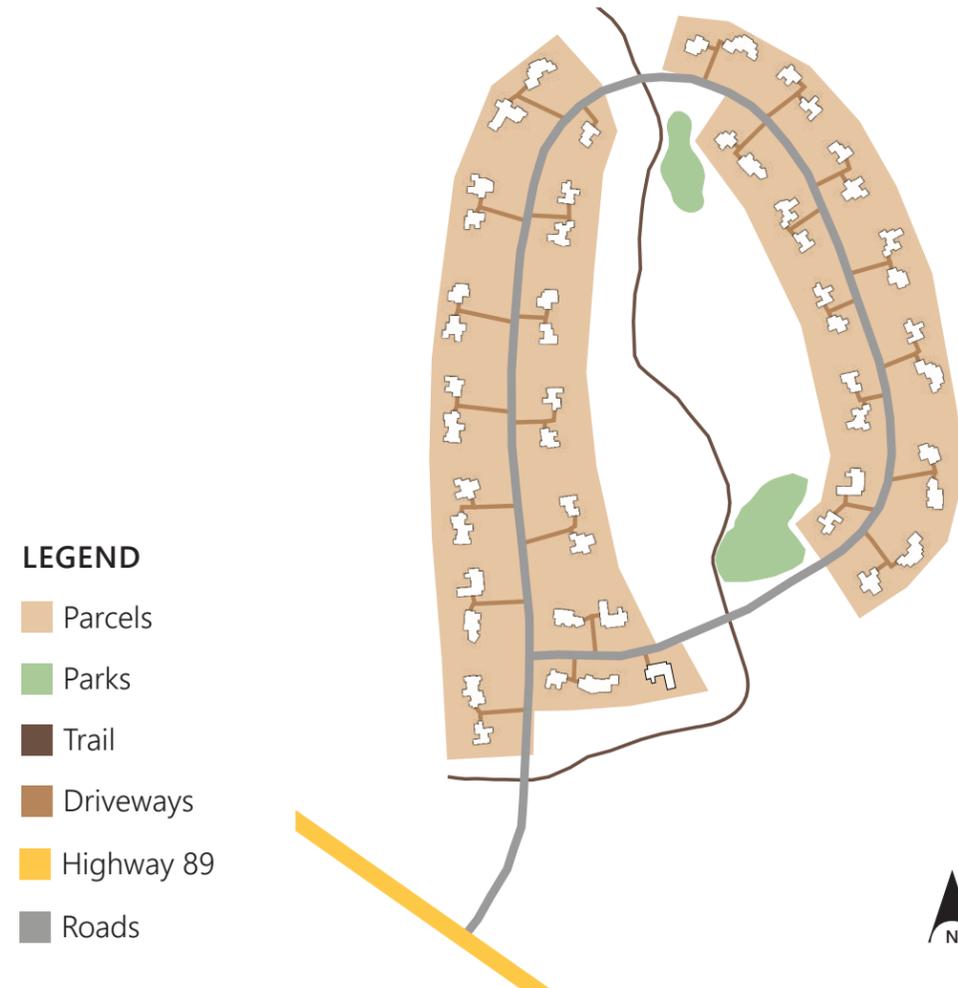


NATURAL LAYOUT

Respecting the natural landscape while keeping plots sizes small, 1/4 to 1/2 acre. Having a large open space in the middle of the subdivision creates unity throughout. Each home fronts open space or natural landscape benefiting all future residents. Overall, this design is conforming to the landscape and respecting it.

PROGRAM SUMMARY

- 52 Plots (.5 or less acres)
- 2 Parks (1 acre each)
- Preserved Open Space (6.5 acres)



PUGH CANYON CONSERVATION EASEMENT

Land Trusts (Conservation Easements) are established on the basis of a specific analysis or a test of the worthiness of putting land into a perpetual conservation status. The test includes some criteria for which Julia Baden's land qualifies.

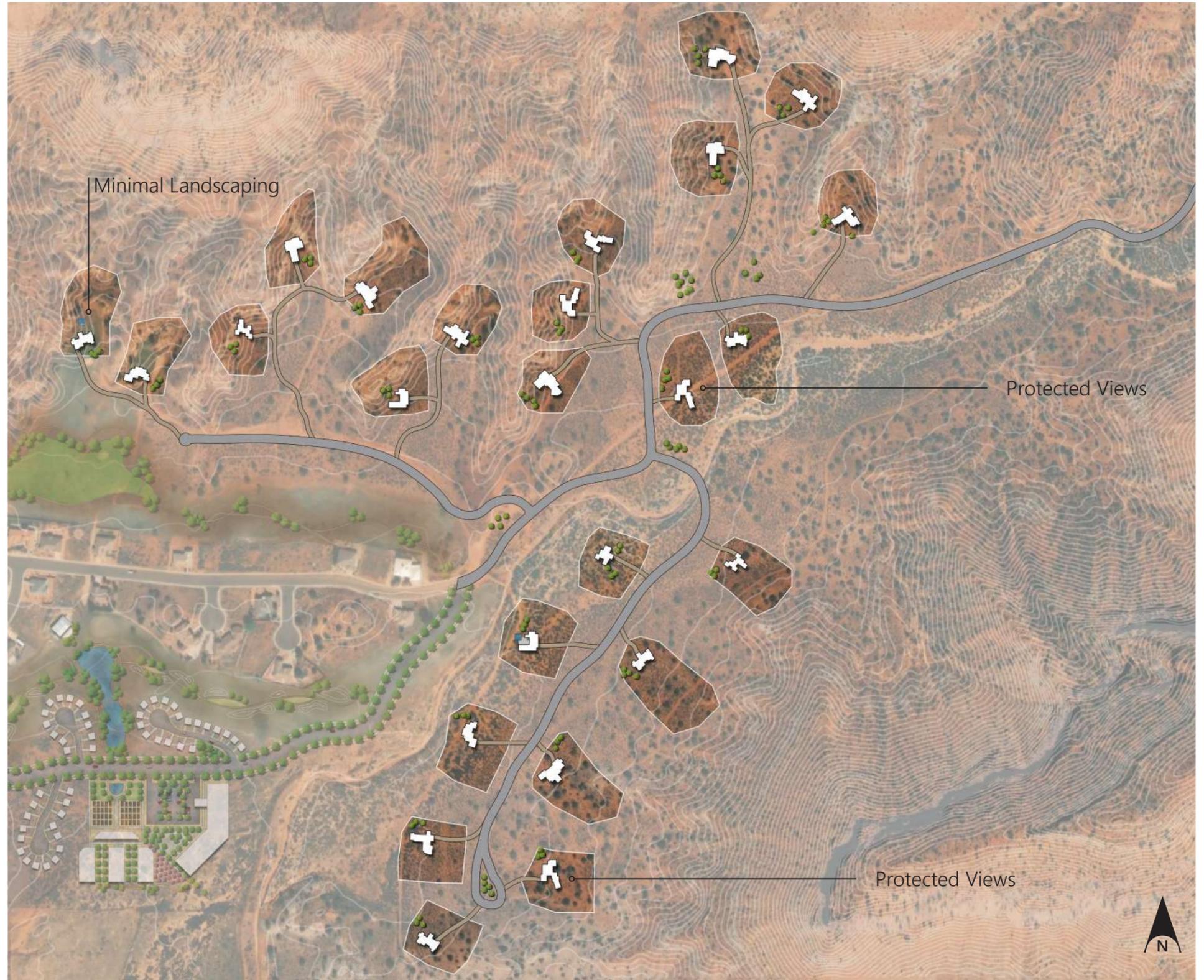
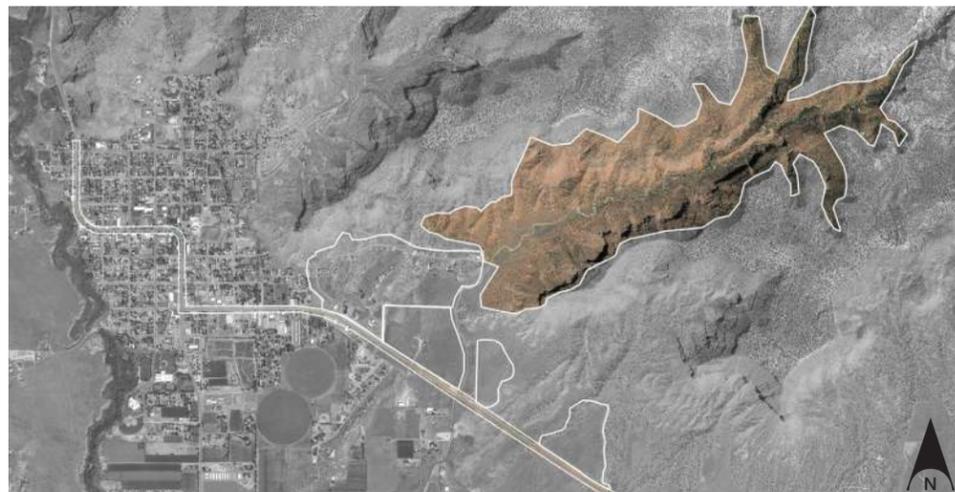
- The Pugh Canyon land is sizable enough to positively benefit the community of Kanab and the flora and fauna of the area
- The land contributes to the scenic value of the community
- The land abuts public lands and offers perpetual extension of the values of that public land to the community and to the environment
- The provision of land trust or land conservation typically allows for modest and controlled development to enjoy the proximate benefits of the easement with revenue from these "opportunity purchases" used to cover the cost of the development (hard and soft costs) and some compensation for the contributing landowner

In order to determine the amount of tax credits available to individual purchasers a market based conventional plan for full development of the valley/canyon is used. This serves two purposes; first, to determine the amount of the tax benefits and secondly, to show the community how conventional development impacts their access and views.

The proposed Conservation Easement development consists of 25 plots with varying acreage, not to exceed 1.5 acres. A Conservation Easement preserves the natural landscape with as little impact to the natural surroundings as possible. Lot restrictions will be put into place as part of the easement to ensure the natural landscape is kept untouched. These include:

- Lots of 1.0 acre or more are not allowed to disturb more than 25% of space
- Disturbed space includes; driveway, courtyard, pool and any structure
- To protect views of surrounding mountains, all homes must not exceed two levels

CONTEXT MAP



CORAL CLIFFS

PUGH CANYON CONSERVATION EASEMENT

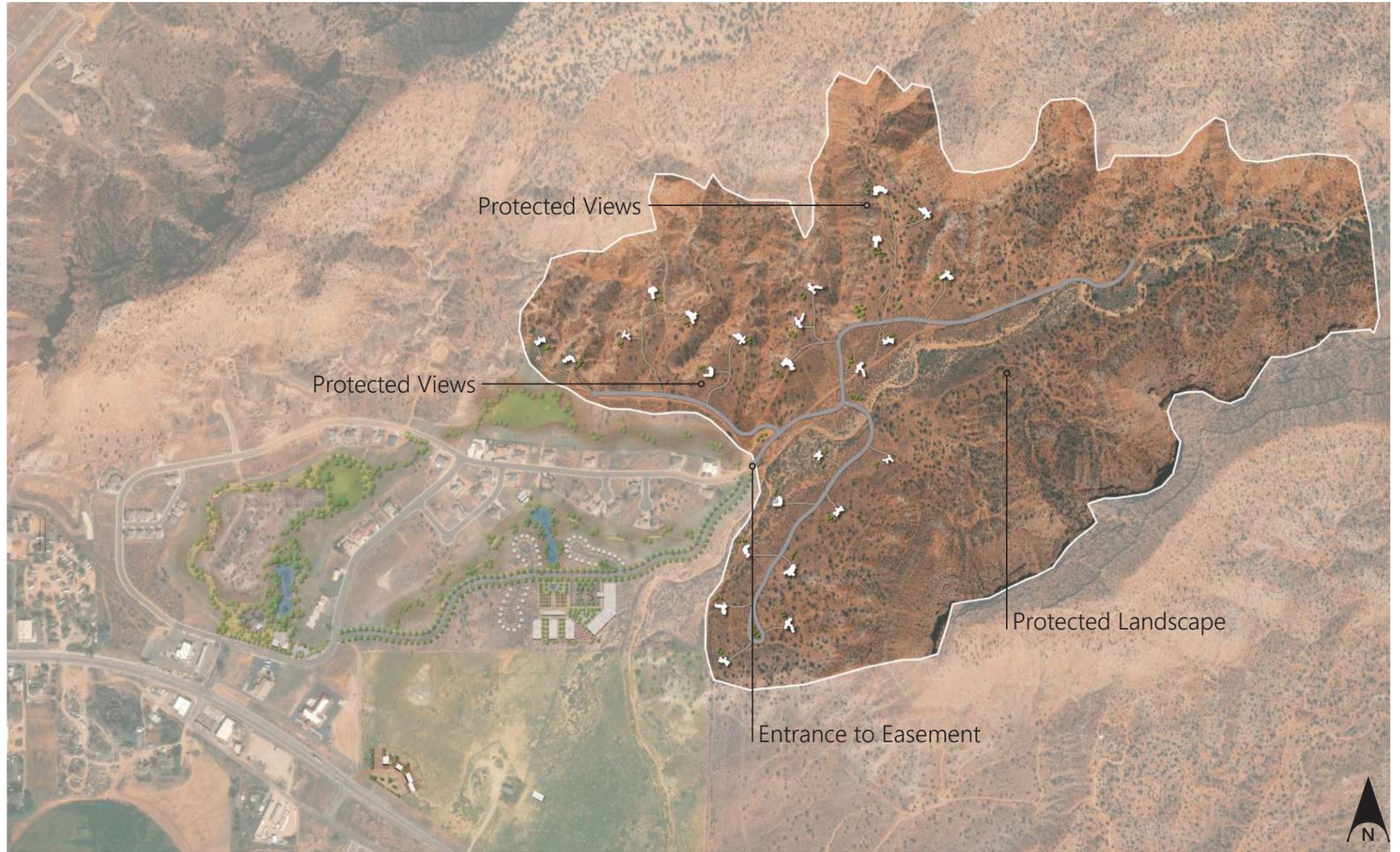
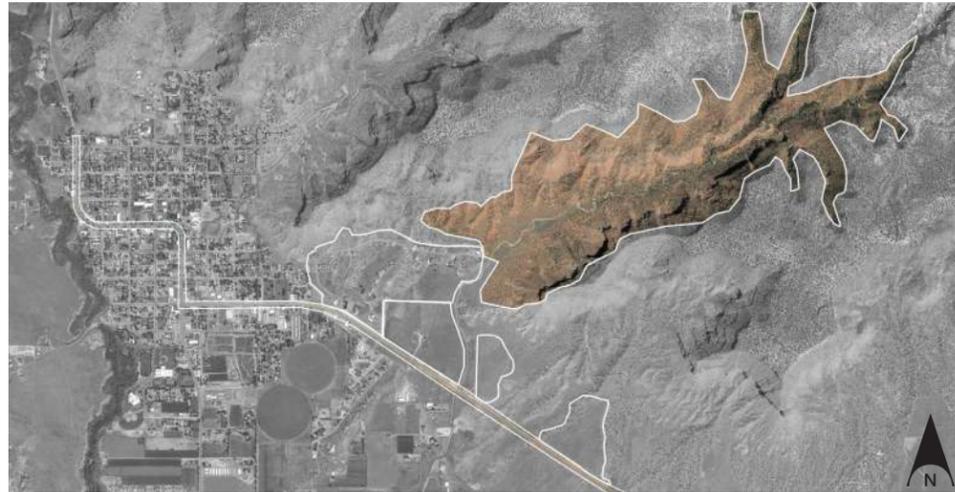
The Conservation Easement will range from the end of Country Club Drive through Pugh Canyon and reaching the Bureau of Land Management land to the east. This is to preserve the existing habitat, wildlife and beautiful views.

Respect should be paid to the watershed by restricting the trampling of vegetation at or near erodible areas. These include:

- Permanent washes
- Intermittent washes
- Erodible slopes

Continuity of the easement from Country Club Drive to BLM land is essential to maximizing its environmental benefit. Registration of Pugh Canyon as conservation easement should be accomplished according to protocols of the BLM or public Utah Open Lands.

CONTEXT MAP



VIEWS



CORAL CLIFFS

+ .75MI
Trails

+110
New trees

360
Open space
acres

+25
Housing
units

PUGH CANYON

HOMES THAT PROTECT



TWO MOONS

MASTER PLAN

The proposed Two Moons reacts to the natural landscape and creates central green spaces. Plot sizes are kept under 1/2 acre to reduce cost to future residents. All homes front natural landscape or open space and have extraordinary views of the surrounding valley and mountains.

The proposed Two Moons subdivision creates 51 new homes, 8+ acres of open space (7.3 acres of natural open space and .8 acres of planted open space) over 120 new trees and 1/2 mile of new trails. The proposed Kanab Center to Reservoir Trail connects through Two Moons.

CONTEXT MAP



Necklace Connection Trail

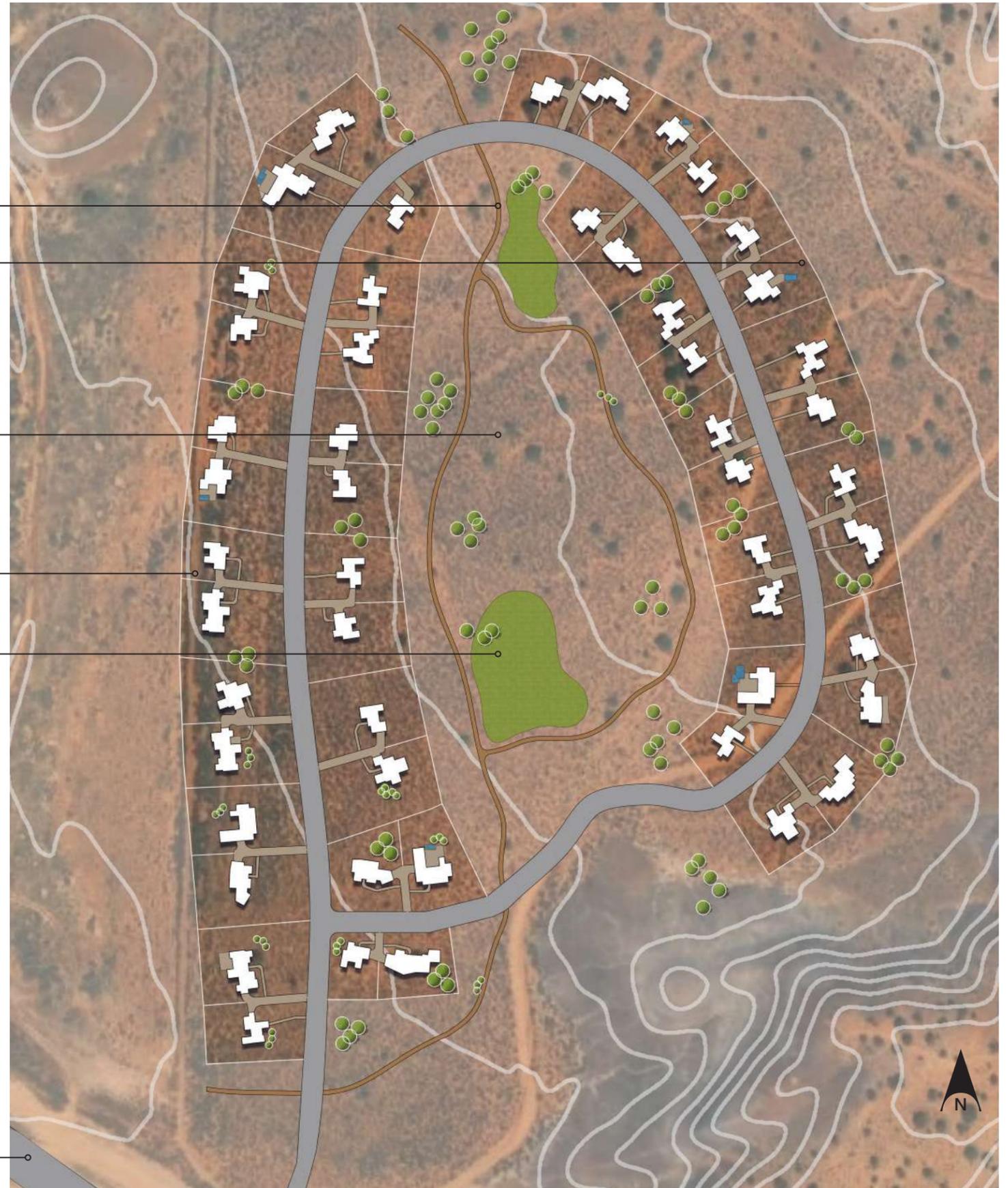
Protected Views

Access to Natural Landscape

Protected Views

Green Space

Highway 89



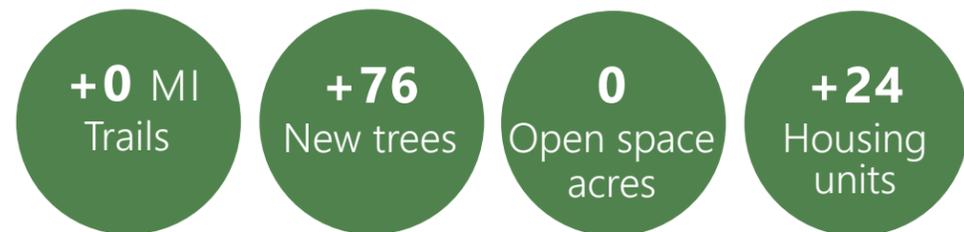
SIPALA VILLAGE

MASTER PLAN

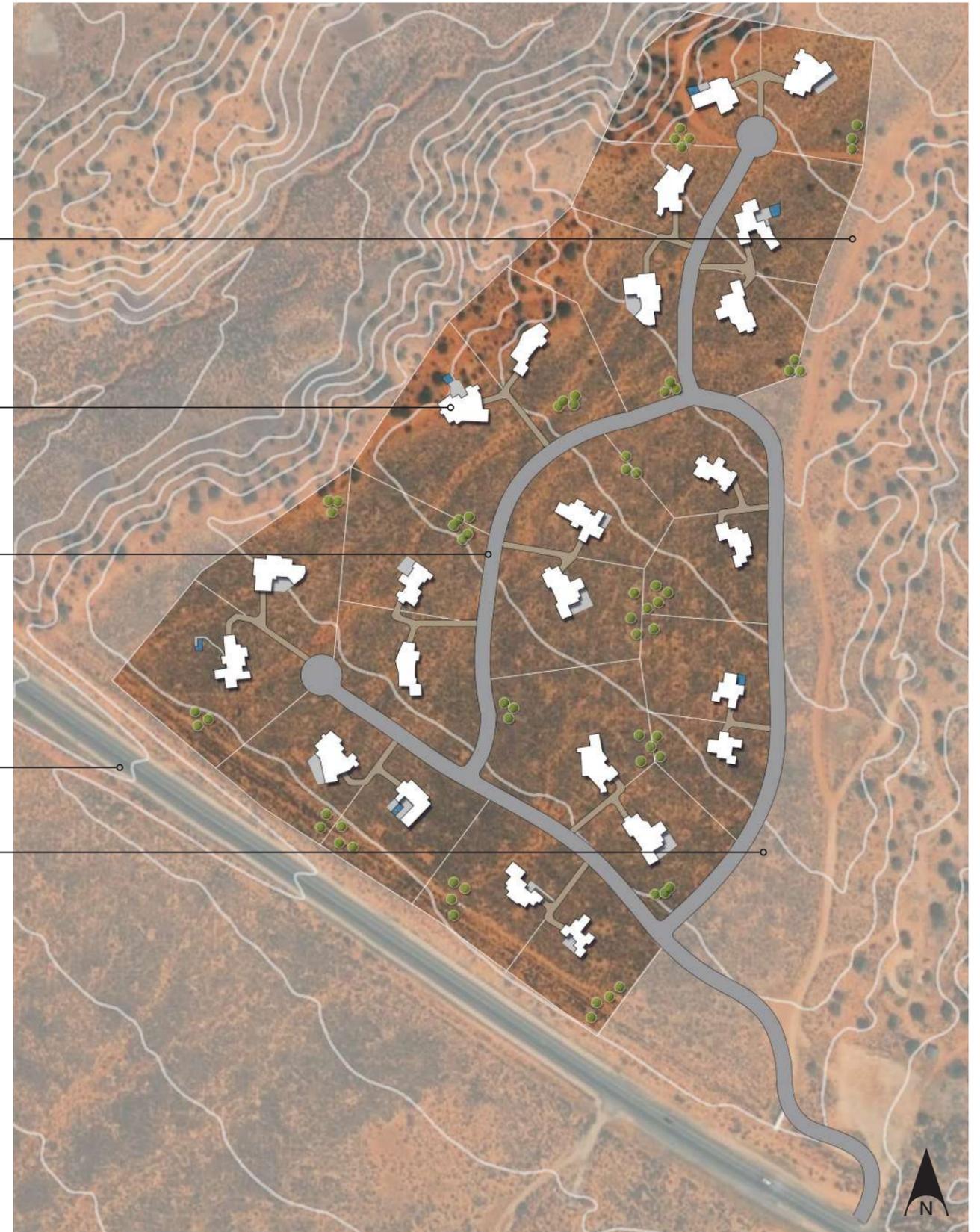
Sipala Village, meaning peace in the Hopi language, is a protected piece of land that sits just above Highway 89. Each home sits higher in elevation than the other meaning all homes have a view of the valley and surrounding mountains.

- Lots larger than 1.0 acre are allowed to disturb no more than 25% of space, including driveway, courtyard, pools, structures, etc.
- Lots less than 1.0 acre are allowed to disturb no more than 40% of space, including driveway, courtyard, pools, structures, etc.

CONTEXT MAP



- Protected views
- 2500+ sq ft homes
- Organic streets
- Highway 89
- Protected views



SIPALA VILLAGE

CONFORM TO NATURE

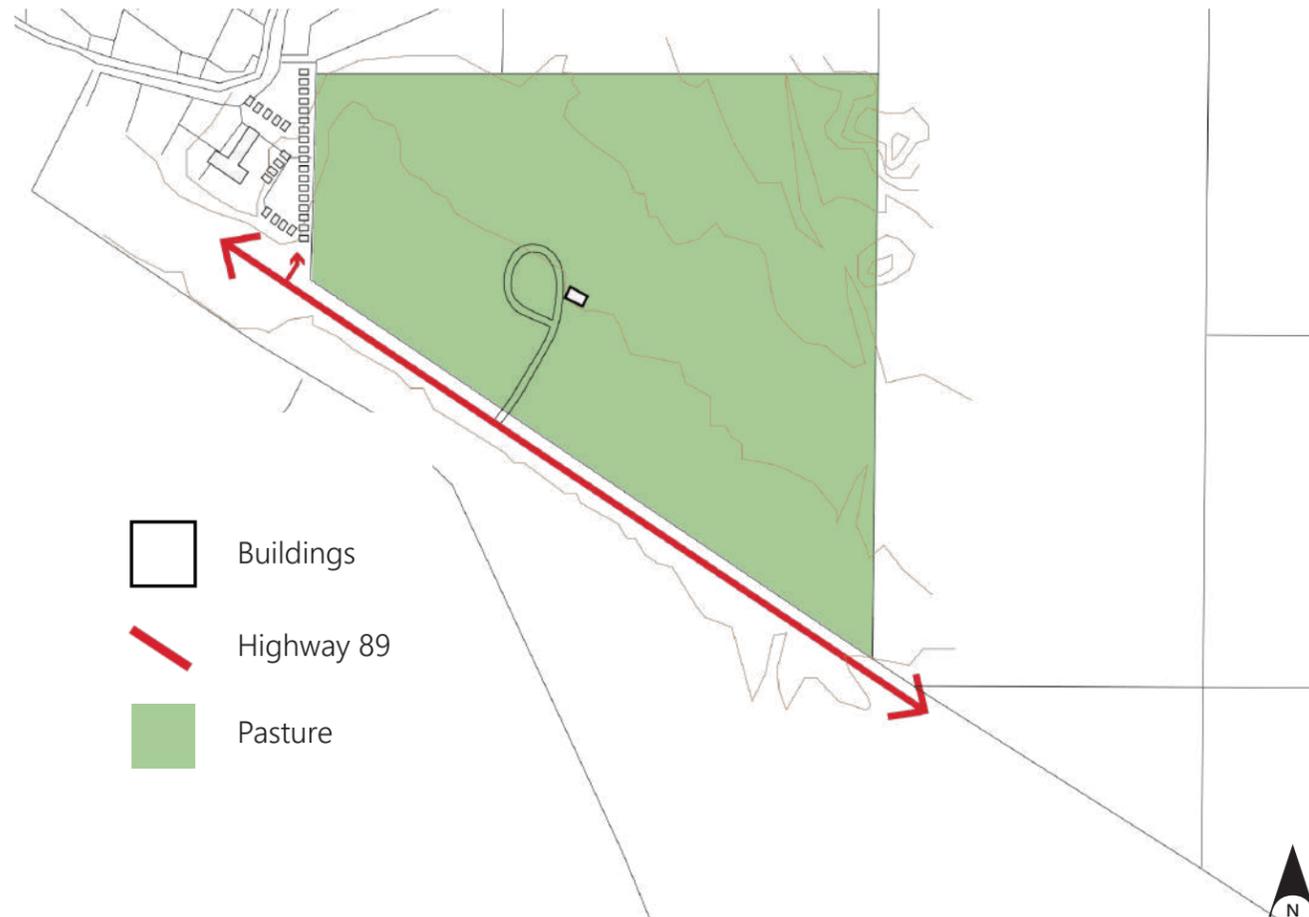


ANALYSIS

JOHNSON PROPERTY

CURRENT

The agricultural land owned by the Johnson family east of the highway is the perfect place to define the eastern entrance of Kanab. Consideration of the limited access highway played into how the site was entered.



FUTURE

Since the Johnson Property plays such an important role in enhancing the eastern entrance of Kanab the placement of the development is vital to the success of the gateway village. Close attention must also be given to how the Johnson Property will connect to the Coral Cliffs trail system and then to the larger Necklace Trail system.



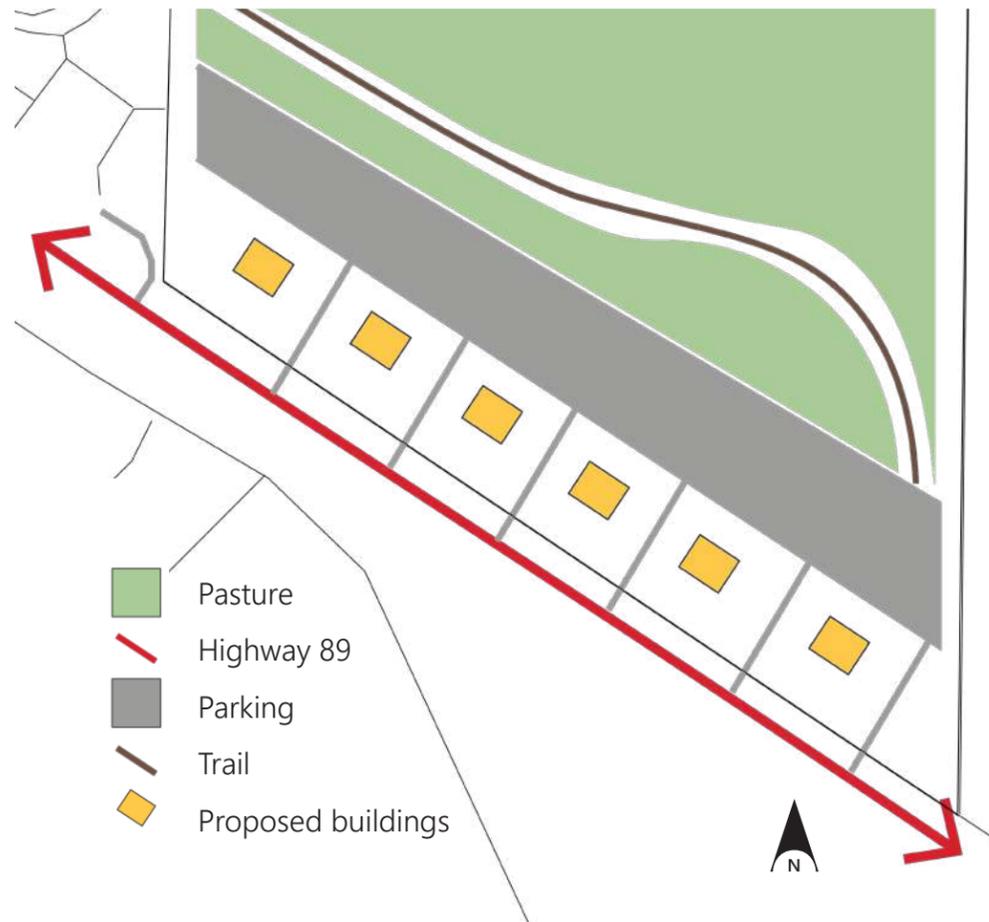
DESIGN EXPLORATION

JOHNSON PROPERTY

EXTENDED

Originally the design was extended along the highway. But after considering the nature of a ranch and the character of Kanab the design was condensed to one side of the site. This allows for a ranch to continue to operate and visitors to have a ranch-like experience. This is not included in the final, this is only to show the process and possibility of growth in future.

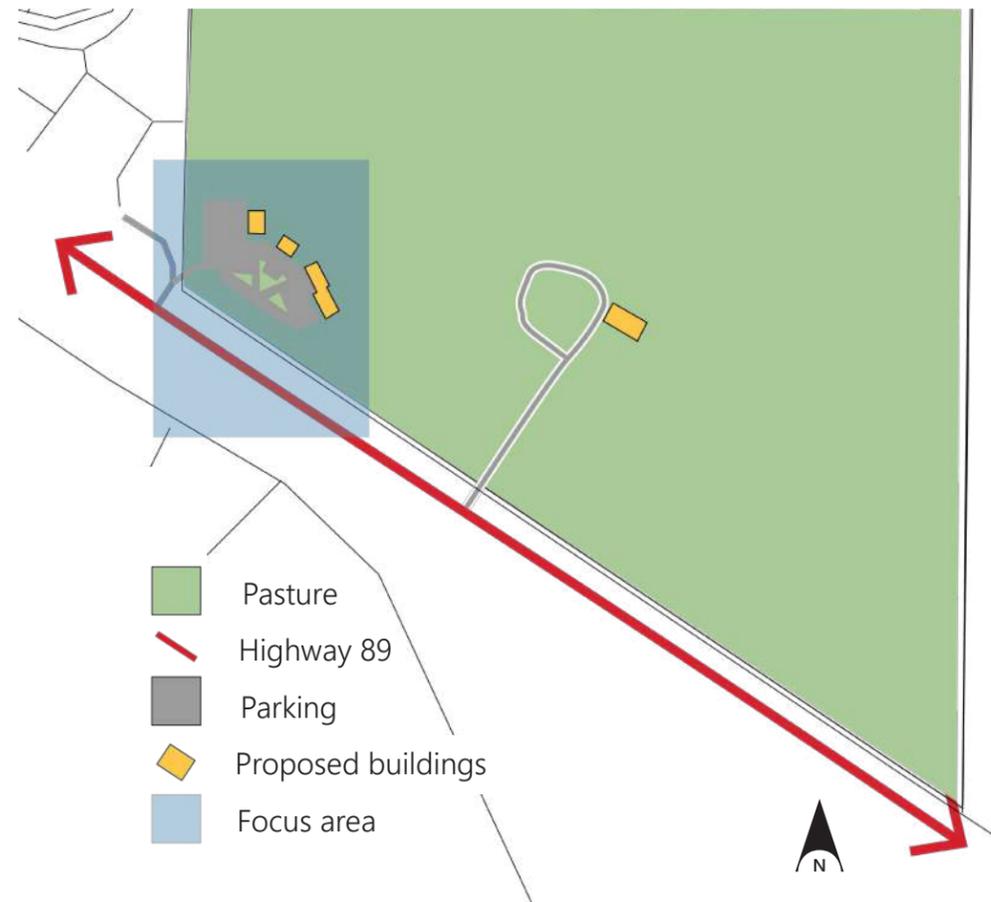
- Buildings close to road with parking in back
- Parcel split to allow multiple businesses access
- Walk through garden in back for "farm-to-fork" and access to campus
- Roadside plantings for traffic slowing
- Restricted access highway removed for multiple parallel axis



CONDENSED

The plan was changed to be accessible by the existing west entrance and changed into a village-like homestead. The area is to be multi-use for special occasion events and intimate settings. The rest of the land will be for pasture.

- Restricted access highway kept in place and entrance placed thusly
- Smaller homestead gateway
- Conservation of highest amount of land possible
- Focus on ranching/open space



GATEWAY

MASTER PLAN

Four buildings create the gateway village. A parking lot is broken into cluster areas to make it feel smaller with overflow parking on the side. The red barn has an outdoor patio and space for large events. The other buildings would hold a farm-to-table restaurant and office space.

BARN VENUE

- Overhangs
- Large entry area
- Patio
- Secluded garden space

OWNER OFFICE BUILDING

- Headquarters on lower floor
- Apartment on upper floor

RESTAURANT

- Farm-to-table dining
- Outdoor dining
- Lookout over pasture

CONTEXT MAP



+1.5MI
+Trails

+36
New trees

76
Open space
acres

+1
Housing
units



CORAL CLIFFS

GATEWAY

ZOOM IN



GATEWAY

PERSPECTIVE

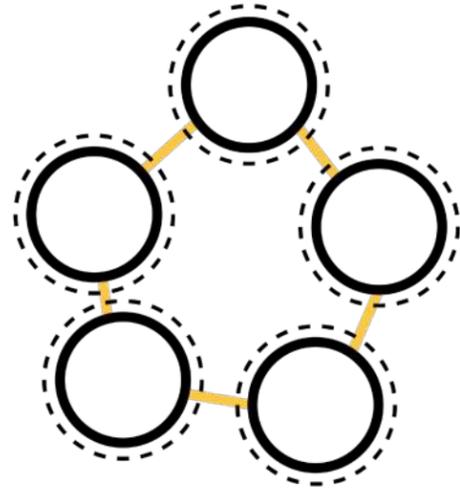


GATEWAY PERSPECTIVE



TAKEAWAYS

CONNECT

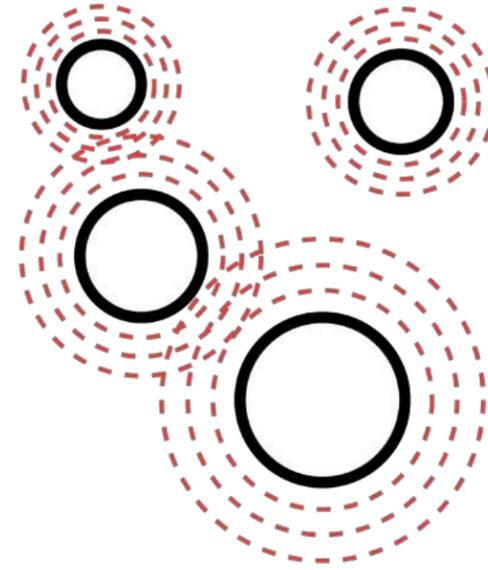


PROGRAM ELEMENTS THAT HELP CONNECT

- Gardens
- Campus
- Agriculture

CONNECT locals and visitors while keeping the rural character of Kanab.

PRESERVE

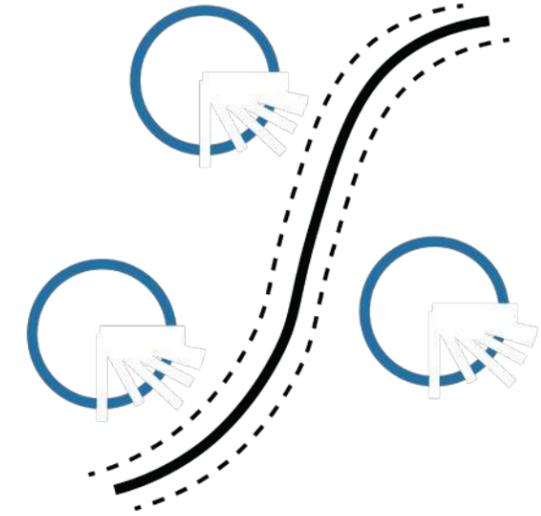


PROGRAM ELEMENTS THAT HELP PRESERVE

- Conservation Easement
- High End Housing
- Affordable Housing
- Open Space

PRESERVE vital open space for recreational use.

CREATE



PROGRAM ELEMENTS THAT HELP CREATE

- Gateway
- Road Character

CREATE an eastern entrance to Kanab.

CORAL CLIFFS TRAILS

CONCLUSION

An overall trail system connects the sites in the Coral Cliffs area to each other and then to the Necklace. We solidified the land use and the conservation easement for the east entrance and gateway of the town.

Although this process began with the intent to redesign the abandoned golf course, Pugh, and the open lands adjacent to the east of the highway we have proposed a design that we hope will help the owners and stakeholders to realize the broad benefits for all. Through the proposed Coral Cliffs design we will increase tree cover, add 100-plus dwelling units, preserve 478.5 acres of open space, and add 6.5 mile of trail.

+7.8MI
+Trails

+782
New trees

464
Open space
acres

+148
Housing
units



t

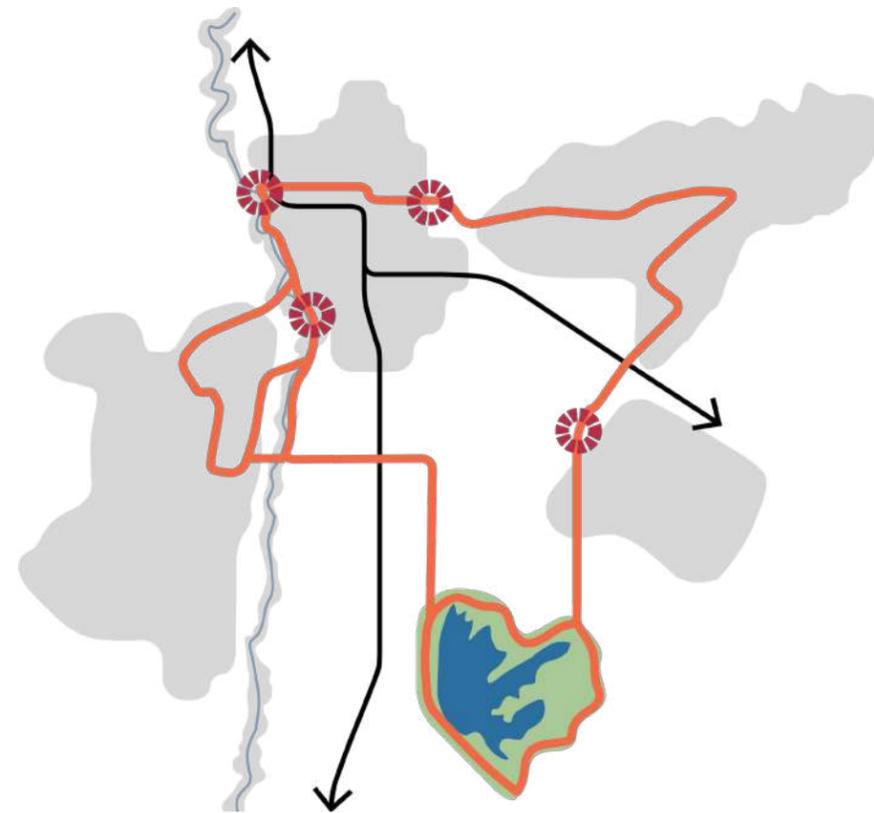


"One touch of nature makes the whole world kin"

-William shakespeare

KANAB RESERVOIR

CONNECTING PEOPLE AND NATURE

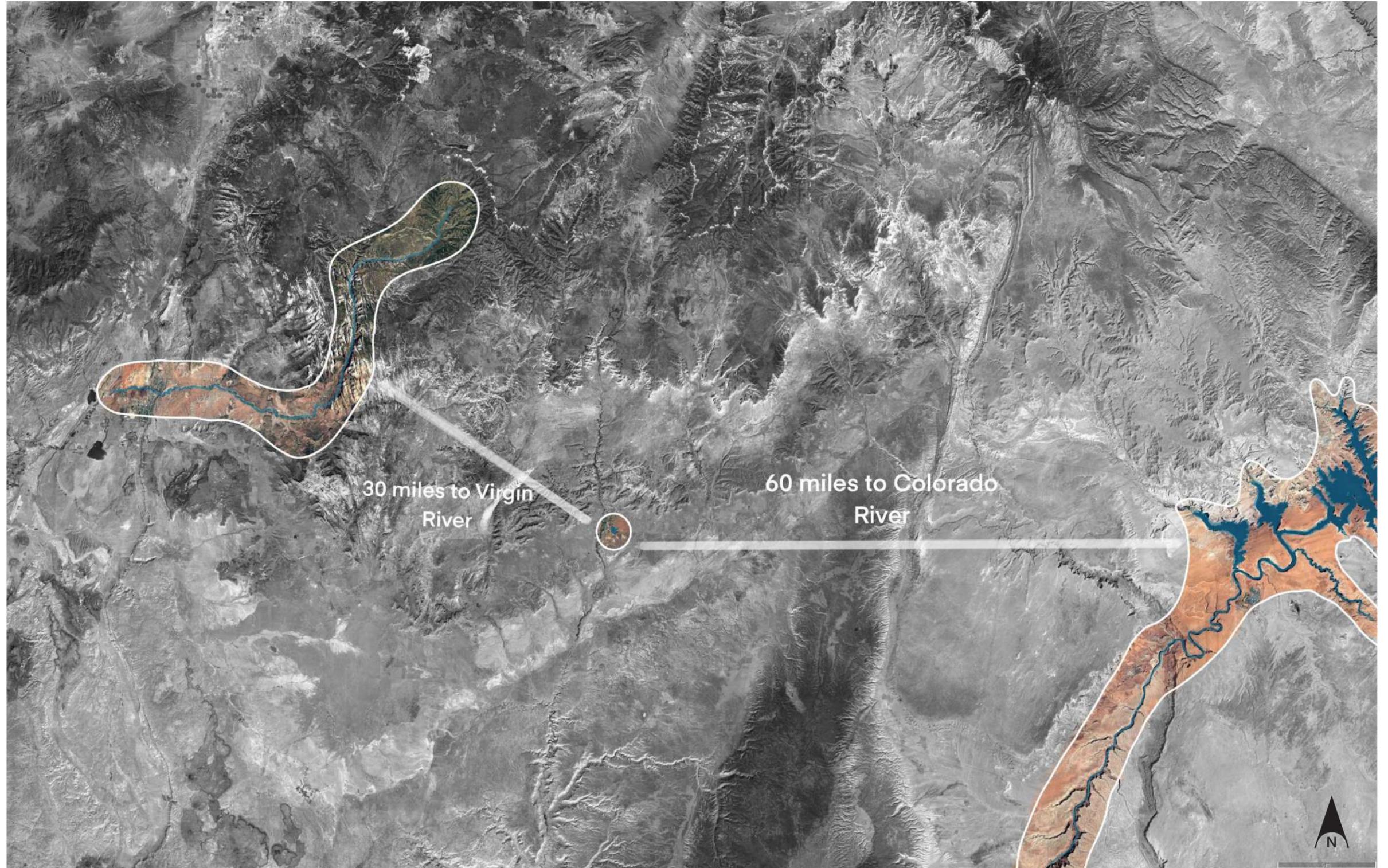


KANAB RESERVOIR

ECOLOGY

PERENNIAL WATER SOURCES

Southern Utah is a transition zone between alpine highlands, high plateaus, and the Mojave Desert. This semi-arid desert receives little and sporadic annual rainfall and ecosystems rely on perennial water sources fed by snowmelt from the north. Kanab Creek and Jackson Flat Reservoir represent the only perennial water source for miles in all directions.



ECOLOGY

COMMUNITIES

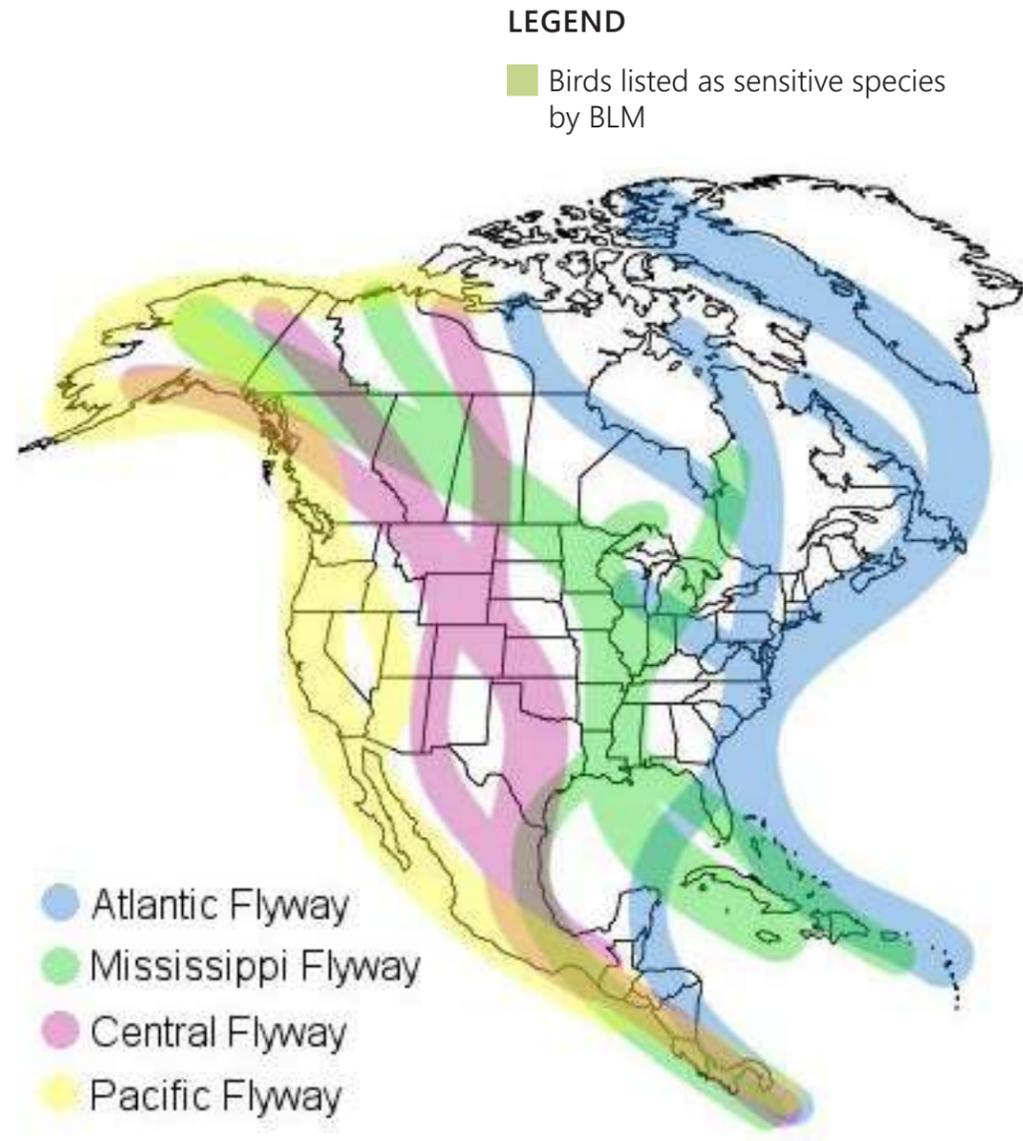
Within a few miles of the center of town are five distinct ecological communities. Elevation, soil type, and available water are the main factors of a community. Each plant community serves specific needs of wildlife and many wildlife rely of multiple communities to survive. Protected areas and corridor between communities are important for wildlife to thrive. Large bodies of water increase populations of primary producers like phytoplankton and plants which support all species from microorganisms to birds and mammals. Jackson Flat Reservoir sits at the center of these communities, hundreds of species congregate at this important source of water, food, and shelter.



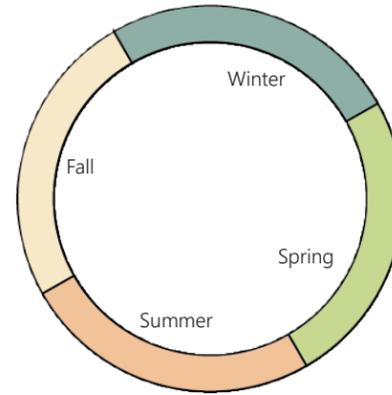
ECOLOGY

SENSITIVE BIRD SPECIES

Jackson Flat Reservoir is critical habitat for dozens of species of waterfowl and shorebirds. It also serves as a vital rest point for thousands of migrating birds including five species that are on the BLM sensitive species list. Habitat protection and enhancement for these species should be part of the reservoir master plan.



LEGEND

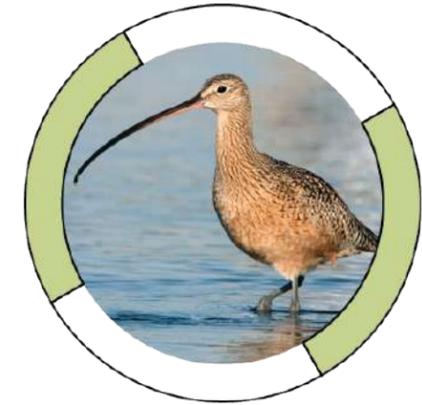


Bald Eagle



Stops at the reservoir along its migration route.

Long Billed Curlew



Stops at the reservoir along its migration route.

Northern Goshawk



Local residents, habitat surrounding reservoir matches species needs.

Ferruginous Hawk



Local residents, habitat surrounding reservoir matches species needs.

American White Pelican



Stops at the reservoir along its migration route.

ECOLOGY

NESTING POPULATIONS

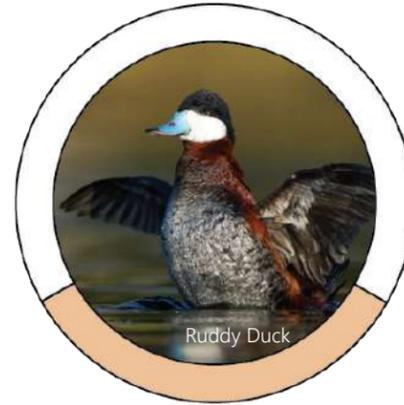
Dozens of species represent six main classes of birds, each class has a different nesting season and habitat but there is some overlap. Most species nest in the late spring to early summer and prefer protected thickets of reeds or brush along the shoreline. The shallow shores along the East side of the reservoir provide most of this type of habitat and should remain protected.

LEGEND

 Breeding and nesting season



Waterfowl



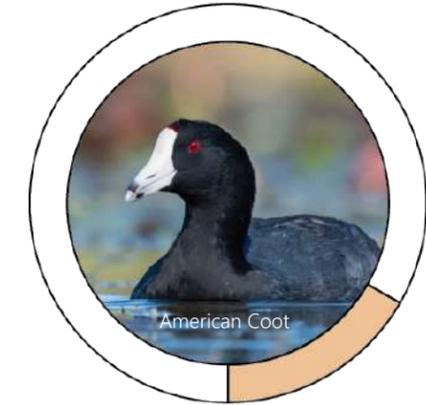
Nests in shallow marsh lands.

Diving Bird



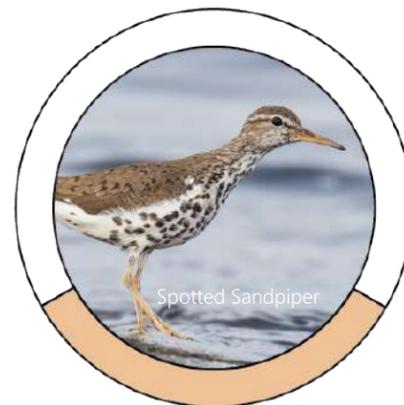
Nests on ground near shore

Long Billed Curlew



Floating nests in bullrushes.

Northern Goshawk



Nests on marshy shorelines.

Grebe



Floating nests in bullrushes.

American White Pelican



Nests in trees or platforms above 27 feet.

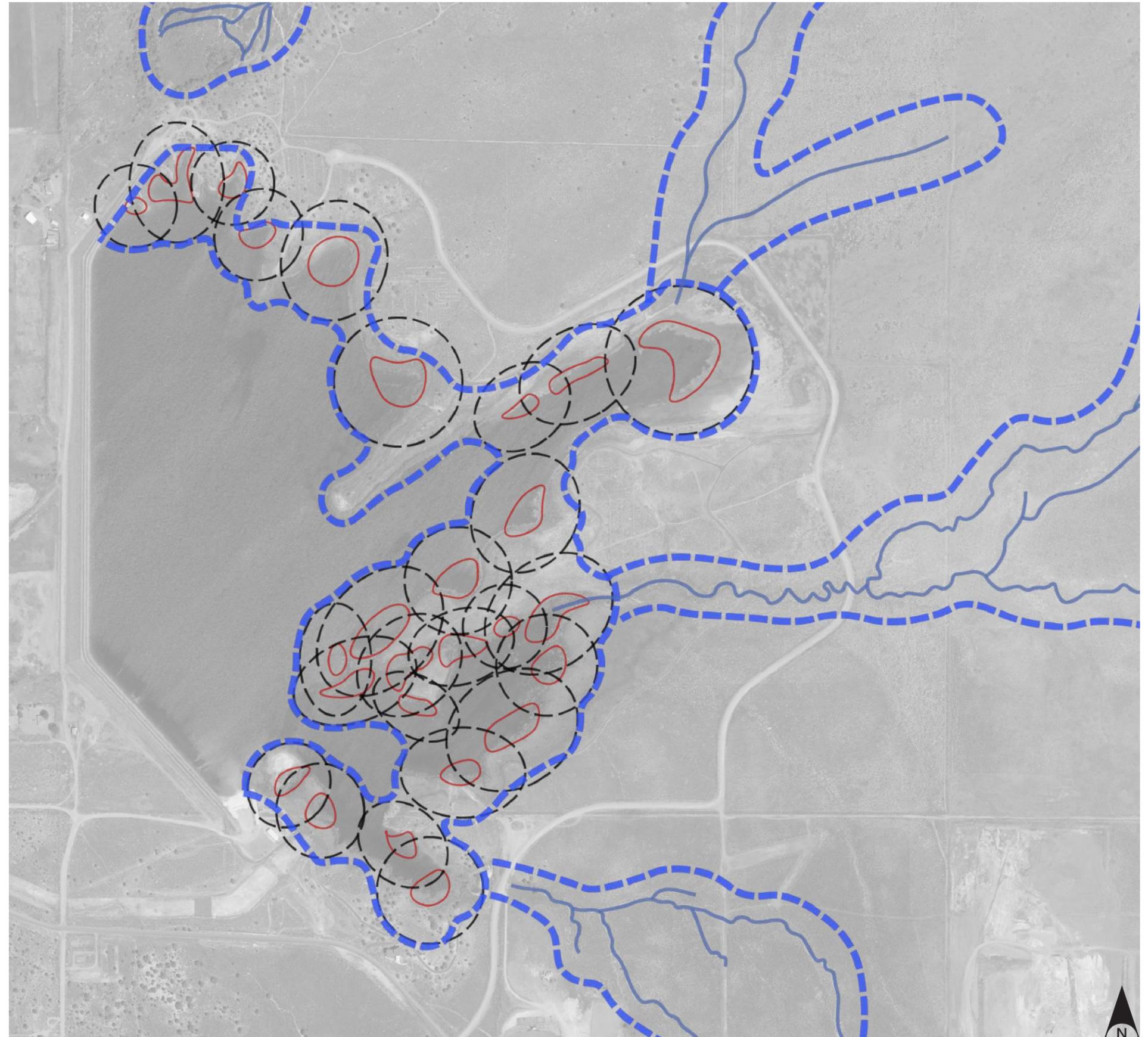
ECOLOGY

CONSERVATION BUFFERS

Minimum approach distance is an ecological term that refers to the closest distance at which human activities can occur around an animal without causing disturbance. This distance varies based on species. Our research determined 160' as a sufficient buffer for the majority of species that frequent the reservoir.

LEGEND

-  Shallow Bays
-  Minimum Approach Distance 160'
-  Proposed Buffers
-  Washes



KANAB RESERVOIR

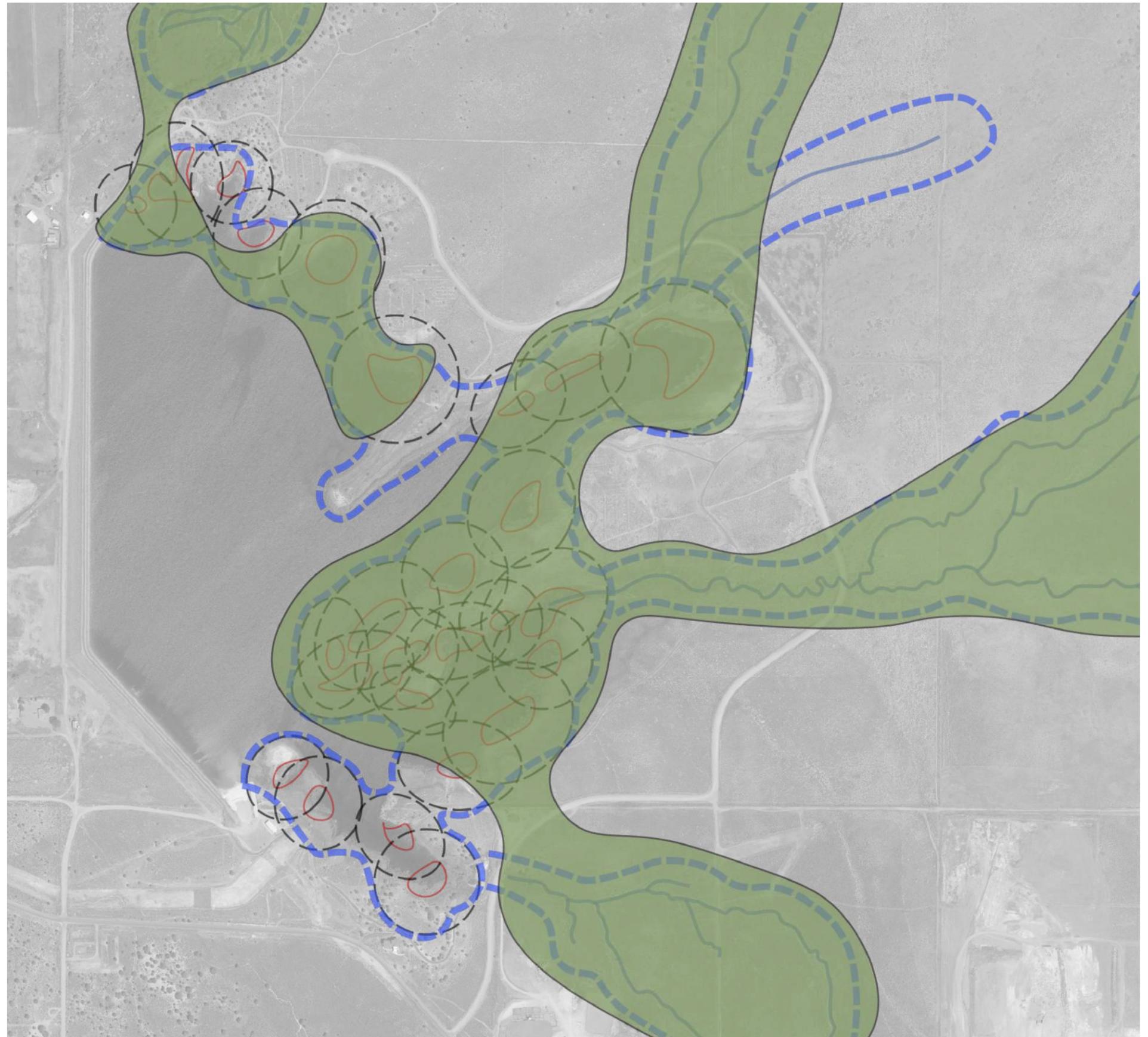
ECOLOGY

LIMITING FRAGMENTATION

A buffer along the washes will allow for meander, stormwater infiltration in the banks, and serve as a wildlife corridor that links to the large conservation areas along the banks of the reservoir. A 100' buffer one either side of the center of the wash will allow washes to continue their cycle of meander, erosion, and deposition. It will also contribute to the overall health of the ecosystem, and enhance wildlife watching, fishing, and hunting.

LEGEND

-  Shallow Bays
-  Minimum Approach Distance 160'
-  Proposed Buffers
-  Wildlife Corridors
-  Washes



KANAB RESERVOIR

SCENIC PRESERVATION

DEVELOPMENT BUFFER

Kanab has incredible views surrounding the town and Jackson Flat Reservoir is no exception. Preserving the natural beauty and native habitat of this area is extremely important to its future success. Without these two assets, it would not be the highly used spot it is. The vegetation along the banks of the reservoir can serve as a visual buffer to future development to the East and North as long as development occurs outside the proposed conservation buffer.

Goal:
Protect View

Kanab's scenery gives the community its unique character. Highlighting this within design is essential

3.2 Mile Trail Loop

Goal:
Preserve Habitat
The incredible number of species seen at JFR are a valuable asset to Kanab. The value and spirit of the place will be lost without preservation.

Stocked with ~ 6,000 trout

Disk Golf Course

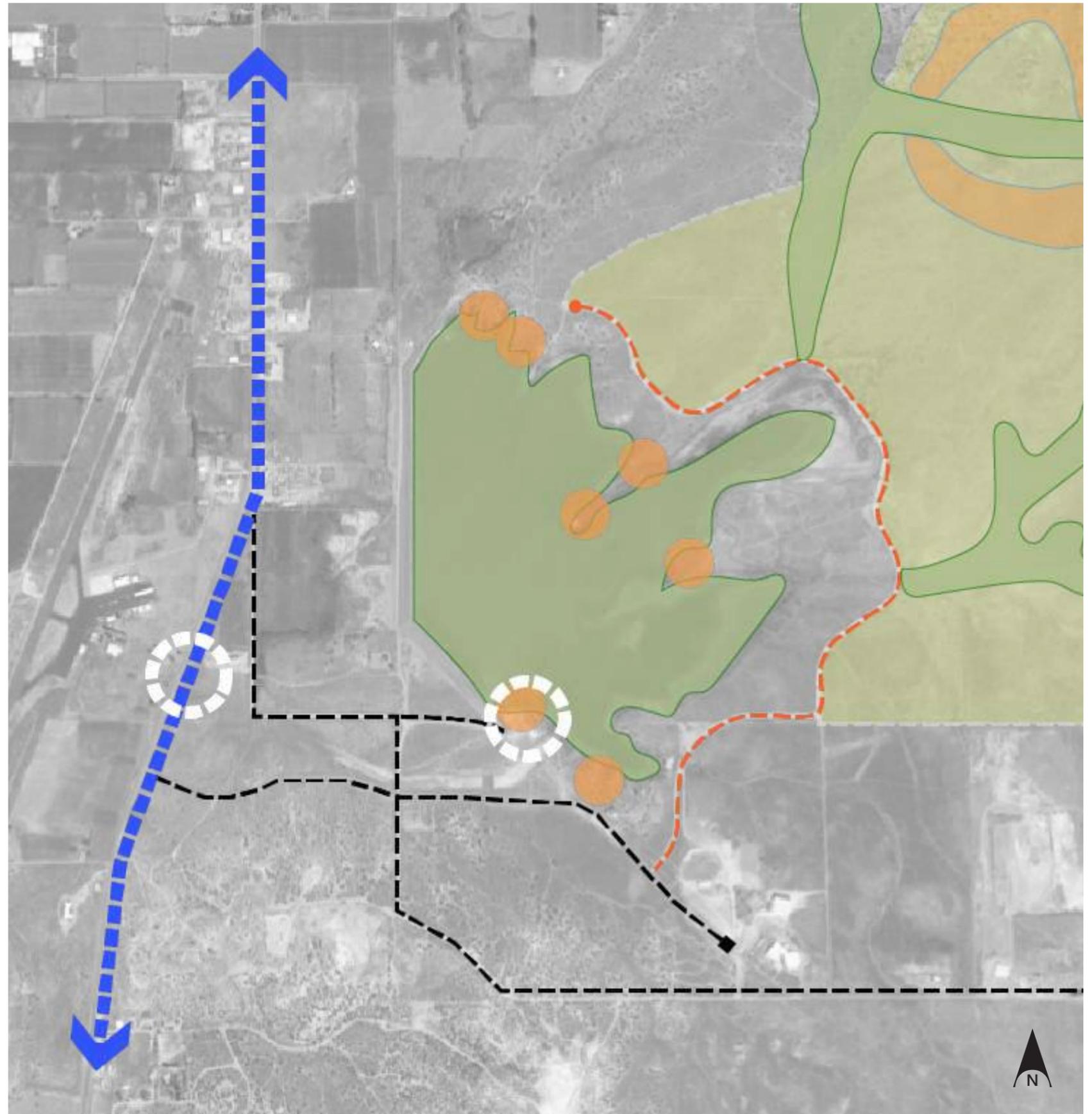
THE PLACE

PHYSICAL ANALYSIS

The reservoir sits close to Highway 89. Currently, main access throughout the reservoir stems from the current boat launch and parking area. From there, a paved trail surrounds the entire site, for various types of recreation. A gravel road wraps around half of the reservoir on the East side. From research and the help of multiple community members, we were able to identify various sites for further design development.

LEGEND

- Areas of interest
- Possible park development
- ▬ Secondary roads
- ▬ Highway 89
- ▬ Dirt road
- Proposed areas for housing
- Protected area



KANAB RESERVOIR

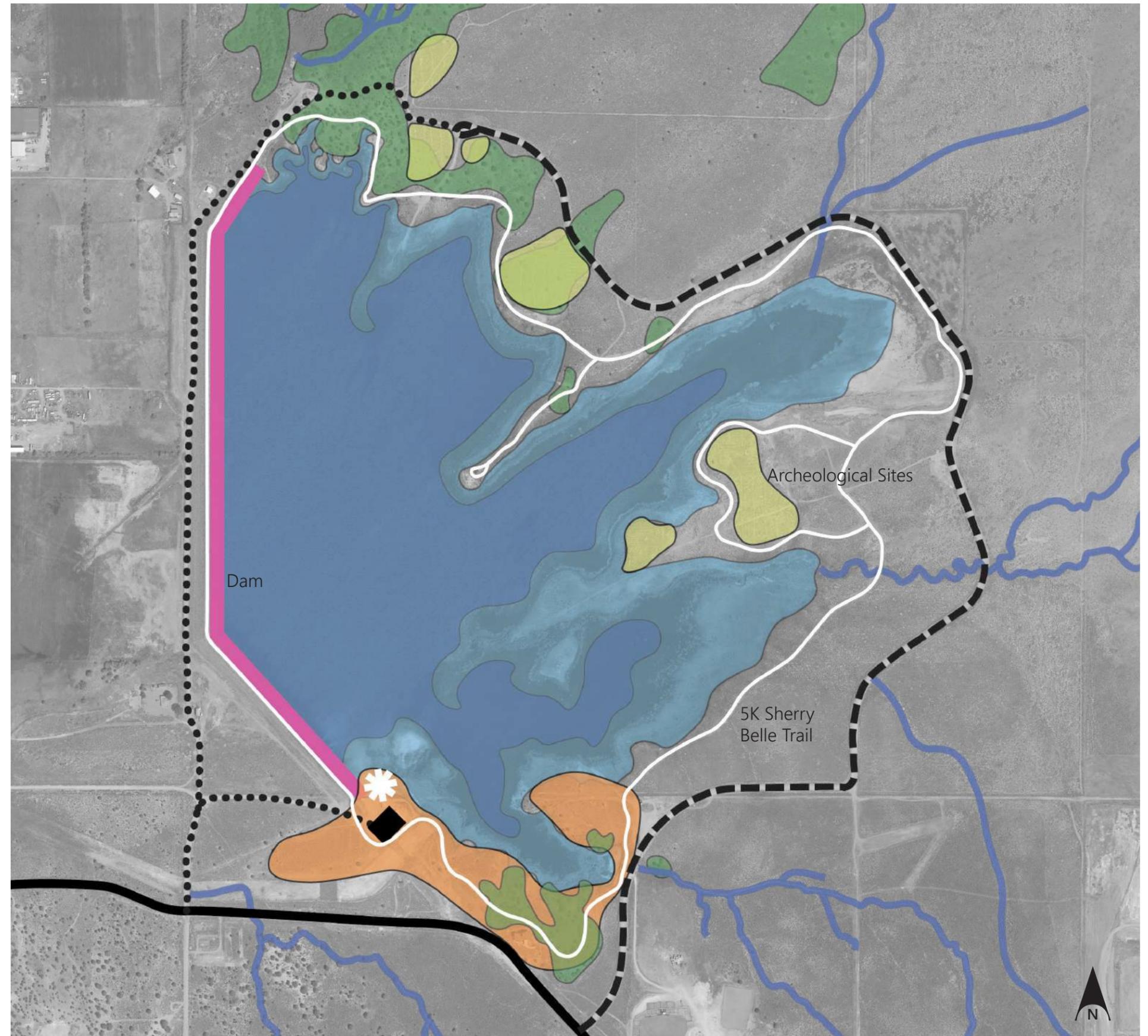
THE PLACE

CULTURAL ANALYSIS

Development has occurred at the south end of the reservoir near the parking lot and Water Conservancy District office. Existing development includes a disc golf course, boat ramp, parking lot, restroom and pavilion, and the Kane County Water Conservancy District offices. Future development must be respectful of existing archaeological sites and proposed conservation buffers. New recreational sites should add diverse recreational amenities, be accessible to vehicles and pedestrians, and limit cost of implementation and maintenance. The development program includes a beach area, conservation garden, trailhead, observatory, fishing pier, and primitive campground.

LEGEND

- Archaeological sites
- Existing development
- Tree cover
- High water
- Low water
- Washes
- Dam



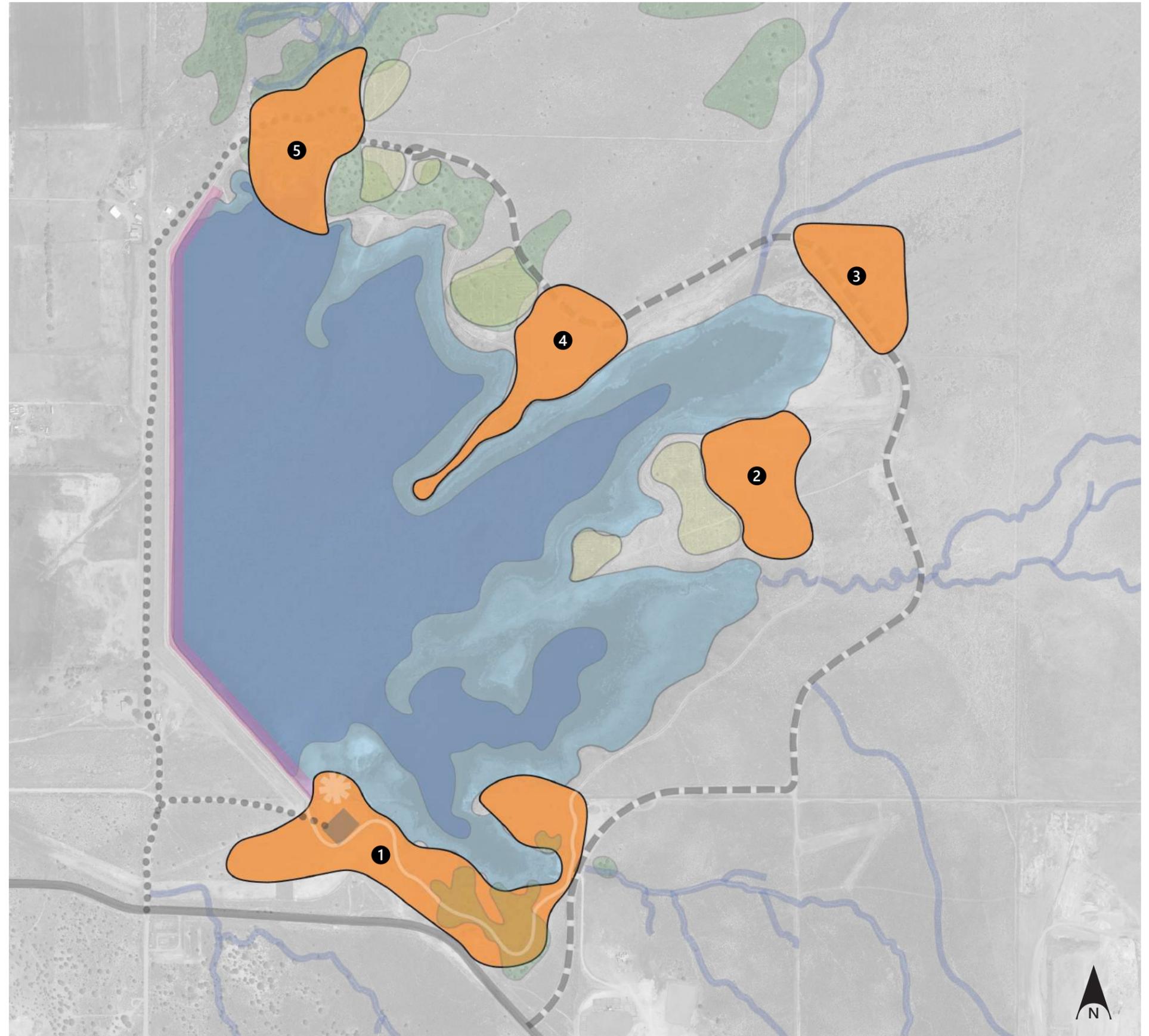
KANAB RESERVOIR

THE PLACE

POTENTIAL DEVELOPMENT

Based on the analysis these areas were identified as the most appropriate for recreational amenities.

- 1 This location is best suited for high use amenities, areas with infrastructural needs, and most visually unappealing elements.
- 2 Some smaller infrastructure could occur here. This area has good access to parking, good views, and a strong relationship with the KCWCD offices. This location is also nearby the disc golf.
- 3 This site has a good connection to a trail currently under construction that will traverse under Highway 89 and potentially to Pugh Canyon. This would be a good location for parking and a trailhead. Parking should be concentrated in small pockets and lots should be gravel.
- 4 This location between the gravel road and Sherry Belle trail has good access. Topography could allow for infrastructure to be disguised or hidden. This site lies far from any lights and is a potential location for an observatory.
- 5 The Sherry Belle Trail allows for access to this area. The bank here is steep and has been reinforced with rip rap. It is a popular fishing location because of its position between deep and shallow water, its distance from high-use areas, and it provides easy access to the water's edge.
- 6 This location has the most highly concentrated tree cover near the reservoir, and is about 1.5 miles from the high-use area. It is also a substantial distance from the proposed observatory and firelight here would not interfere with night-sky viewing. It is near the proposed fishing pier location, and is the most suitable location for a primitive campground.



KANAB RESERVOIR

RECREATION MASTER PLAN

Each of these sites will enhance the recreational opportunities at Jackson Flat Reservoir and invite a more diverse population to enjoy this amazing community asset. Each site can be reached by vehicle or on foot from the Sherry Belle Trail.

LEGEND

- ① Boat launch
- ② Conservation garden
- ③ Connector trailhead
- ④ Observatory
- ⑤ Fishing pier
- ⑥ Primitive campground



KANAB RESERVOIR

BOAT LAUNCH

MASTER PLAN

The Kane County Water Conservancy District has proposed and begun construction on a beach area adjacent to the boat launch. With intense recreation on the west side of the boat launch, the edge of the beach allows for shaded rest, and then more than enough room for pick-up games and other activities. East of the boat launch the kids play area has been placed near the covered pavilion and restroom structure. From benches next to the path and tables in the pavilion users can see out to the play area to keep an eye on the kids. In the future this location could include concessions and watercraft rentals.



LEGEND

- ① Volleyball court
- ② Playground
- ③ Trail connection
- ④ Shaded seating areas
- ⑤ Restroom/pavilion
- ⑥ Beach area
- ⑦ Calisthenics



BOAT LAUNCH

PERSPECTIVE

A view from the boat launch looking east. Activity is spread out with the pavilion looking out onto it all. Sunbathers can choose to sit on the beach or under a shading umbrella. Children can play and their parents can watch carefully at all times. The Sherry Belle Trail bisects the site, but connects it to the different reservoir areas.



CONSERVATION GARDEN

MASTER PLAN

The conservation garden provides another destination along the Sherry Belle Trail. A smaller garden loop is directly accessible from both parking lots and will be lined with native and water-wise plants and interpretive signage. An active hub is centered around a circular plaza space and capped with an amphitheater to the north and a disc golf clubhouse, and restroom building to the South. The clubhouse will include informational signage, concessions, and planter boxes for demonstration and community use. The central plaza can be used for events such as weddings, educational activities for the community and local organizations. Design elements are oriented to take advantage of the amazing scenery and arranged to create a series of intimate spaces.



LEGEND

- ① Amphitheater
- ② Restroom
- ③ Clubhouse
- ④ KCWCD offices
- ⑤ Existing parking
- ⑥ Central plaza
- ⑦ Interpretive trail
- ⑧ Native plantings



CONSERVATION GARDEN

PERSPECTIVE

A view of the conservation garden, with the planter boxes of the community demonstration garden to the left.



Conservation Garden Park
West Jordan, Utah



Monrovia Community Garden
Monrovia, California



Glass Pergola
Monrovia, California



TRAIL PARKING

MASTER PLAN

This parking area provides access to the new Necklace Trail as well as the existing Reservoir Trail. Spaced parking areas allow a more natural feel and the gravel road reduces impact on the surrounding environment. Restrooms and a small pavilion provides amenities for use before, after, and during recreation. Berms and natural plantings are added to shield cars from view from the road.

KEY IDEAS

- Parking access to Necklace Trail
- Restroom access
- Low environmental impact parking
- Pavilion for a variety of uses
- Berms to conceal parking



LEGEND

- ① Pavilion
- ② Restroom
- ③ Parking stalls
- ④ Necklace trail connection
- ⑤ Reservoir trail connection
- ⑥ Native plantings
- ⑦ Berms



KANAB RESERVOIR

TRAIL PARKING

PERSPECTIVE & SECTION

Looking across the new parking lot shows how a low impact design can preserve the surrounding environment and create unique experiences for users. This location caters to visitors who want access to Jackson Flat Reservoir and the new Necklace Trail.

KEY IDEAS

- Preserved views
- Low environmental impact
- Multi use access



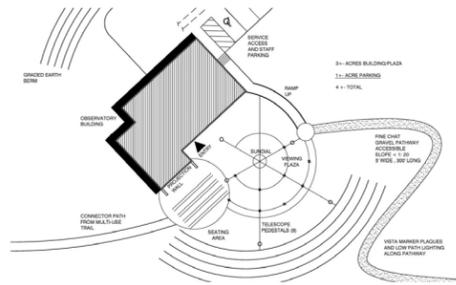
OBSERVATORY

MASTER PLAN

The observatory sits in a unique area. The natural topography sits higher between the parking lot and the observatory to block headlights from arriving vehicles during times of night sky observation. These are connected by a pathway that guides visitors to their destination, aided by natural plantings and berms. The plaza area consists of a sundial, telescope, and seating area. This provides activities for visitors year-round.

KEY IDEAS

- Ideal location for night sky observation
- Views of surrounding Kanab
- Seperated parking lot
- Year-round use
- Access to reservoir trail



LEGEND

- ① Observatory
- ② Small amphitheater
- ③ Plaza for observation
- ④ Service road
- ⑤ Parking lot
- ⑥ Trail connection
- ⑦ Native plantings



KANAB RESERVOIR

OBSERVATORY

PERSPECTIVE & SECTION

Using the existing topography creates a barrier between the observatory and its parking. Limiting as much light pollution as possible allows for better dark sky observation. Connecting to the reservoir trail, creates ease of use and opportunities for more activities.

KEY IDEAS

- Year-round use
- Use existing topography
- Trail access



FISHING PIER

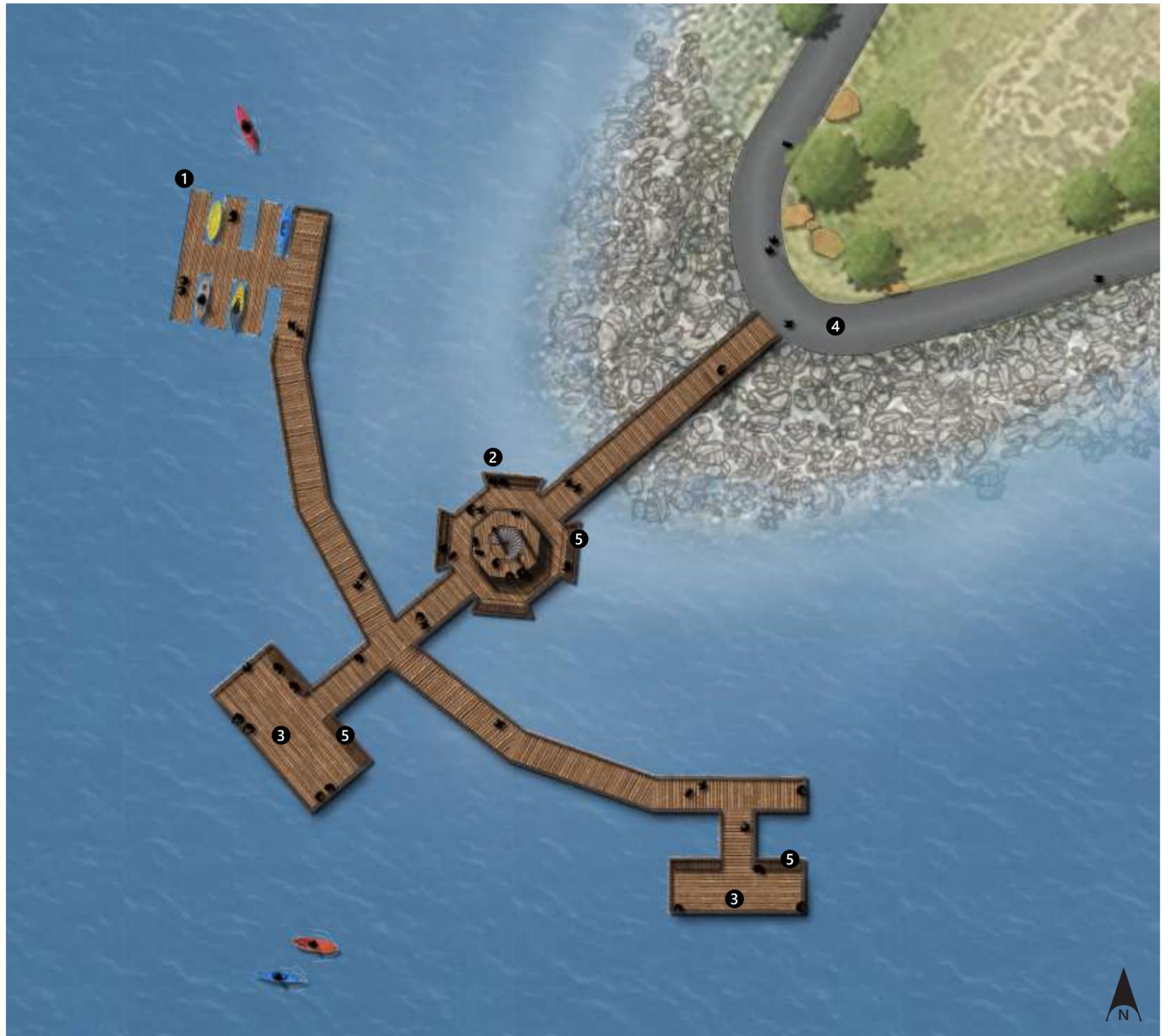
MASTER PLAN

This peninsula has steep banks and the Sherry Belle Trail is built to the edge of the water which makes it a great location for both fishing and wildlife watching. This pier will provide fishermen with a safe and convenient location from which to cast a line. The 16'-tall tower enhances the gorgeous 360 degree views and provides a bird's eye perspective for wildlife watching. The floating marina will allow for kayakers and canoers to enjoy the pier and can create a destination for those that put in at the boat ramp.



LEGEND

- ① Kayak marina
- ② Observation tower
- ③ Fishing piers
- ④ Sherry Belle Trail
- ⑤ Built-in benches



FISHING PIER

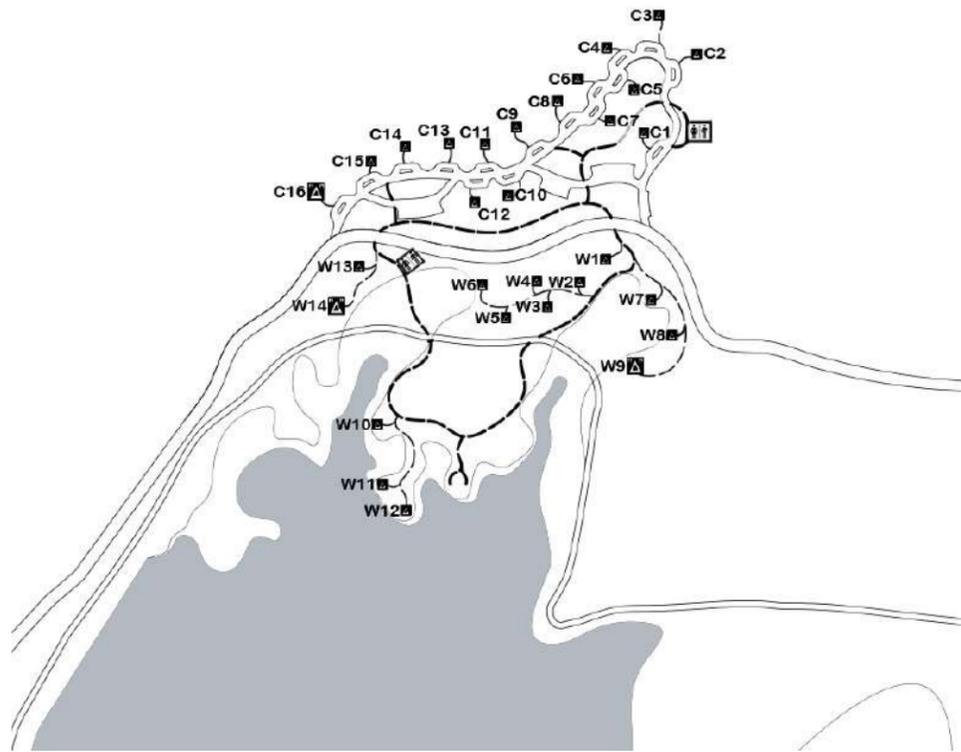
FROM TOWER TO MARINA



CAMPGROUND

MASTER PLAN

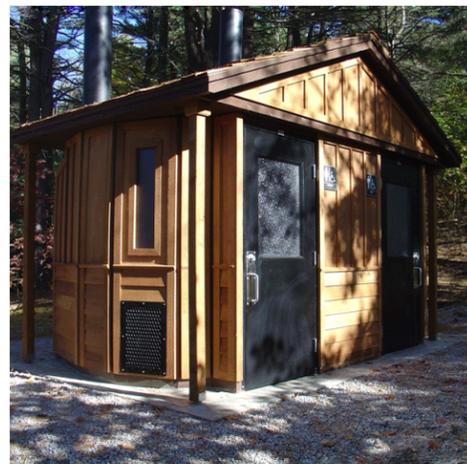
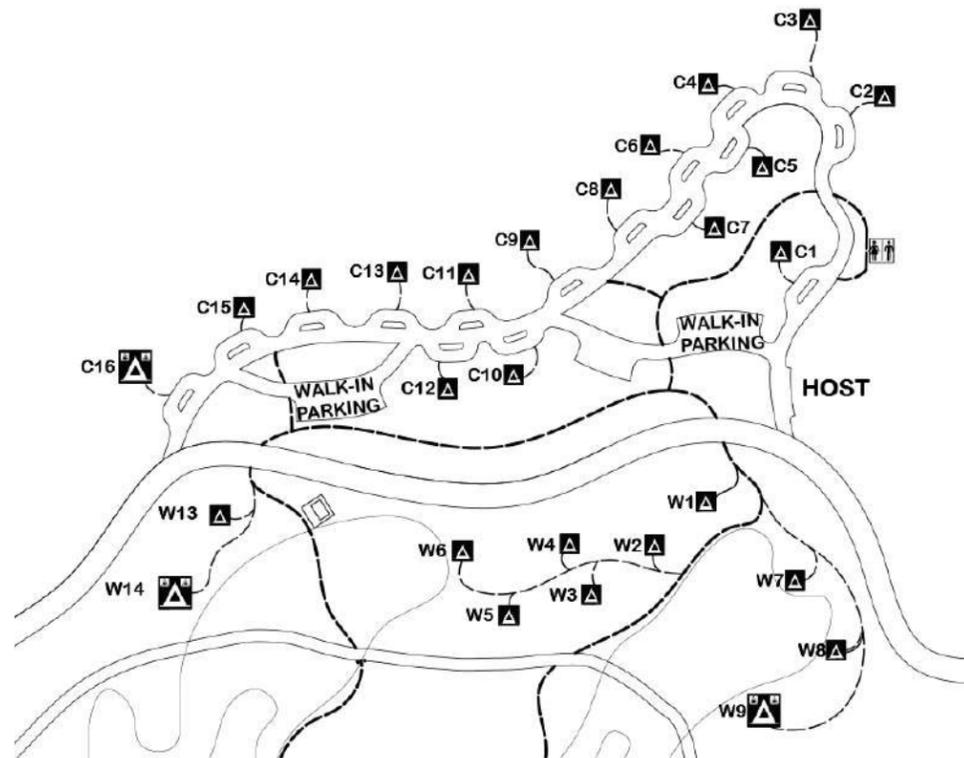
The campground design utilizes an existing juniper woodland to create a shady and comfortable location. Proximity to the Sherry Belle Trail, reservoir, and fishing pier make it a prime destination for visitors and locals alike.



CAMPGROUND

CAR CAMPING

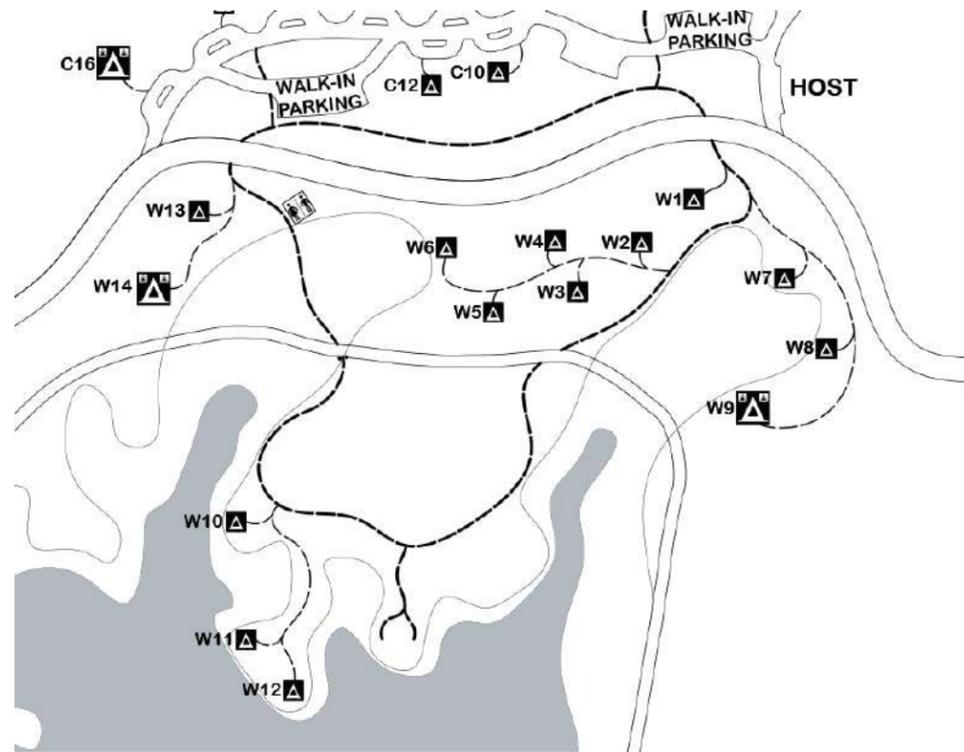
Vehicles will be concentrated to the north of the road to preserve seclusion and quiet at the walk-in sites. These sites will include tent pads, picnic tables, and fire pits. The one-way loop is a 12' wide gravel road that prohibits trailers or RVs. All campsites feature personal parking stalls for up to two vehicles and there are five overflow spots adjacent to the walk-in sites' parking.



CAMPGROUND

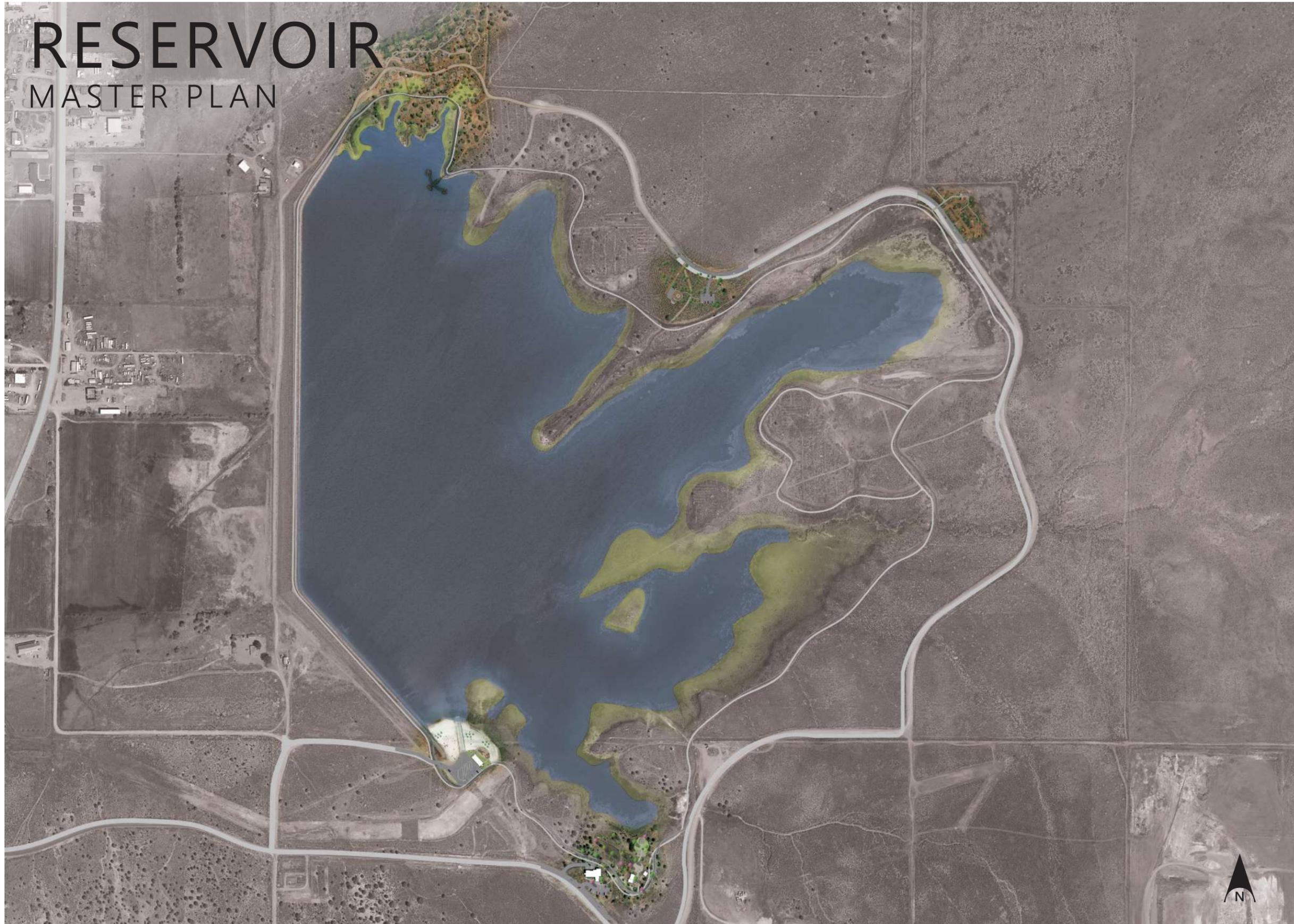
WALK-IN SITES

The walk-in sites are positioned adjacent to the Sherry Belle Trail and within feet of the reservoir. Each site will have a designated parking stall north of the road and no site is farther than 500' from a parking stall. Sites are located nearby the Necklace Connection to the north and west. Campers could potential hike to these sites from anywhere in Kanab. Creating these walk-in sites encourages visitors to leave their cars behind and explore on foot. This unique pedestrian-centric system will encourage people to slow down, see Kanab for what it is, and stay a little longer.



RESERVOIR

MASTER PLAN



+30
Campsites

+1.2 ACRES
Beach

+2 ACRES
Native
plants

+1/4 MI
Interpretive
trail



KANAB CAPSTONE PRESENTATION

SUMMARY COMMENTS:

With the generous participation of Kanab citizens, the seniors of the USU Department of Landscape Architecture and Environmental Planning have presented a collection of creative planning and design ideas in this document. It is our collective good fortune to combine the fresh ideas of students with the seasoned outlook of Kanab's local residents. This is a very valuable opportunity to look into some possible futures for the town. In an article published by *The Deseret News*, legendary Wasatch Front planner Bill Wright was quoted as saying, "We (public sector planners) have a hard time doing more of the long-term visionary planning because of the daily need to react to the development that's underway." The benefits of the USU Capstone Studio flowed from students who were engaged in community conversations, and inspired by citizens' concerns. The students' main focus was to address the longer-term possibilities that are often overlooked.



The contents of the five teams' efforts yield six critical ideas:



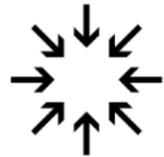
1) A realization that the benefits of a signature park could be created by connecting the town's west side to forgotten stretches of Kanab Creek. As development inevitably leapfrogs to the west of the creek, these parks offer the opportunity of a renovated creek-bottom capable of serving the needs of adjoining neighborhoods as well as the town-wide trail system.



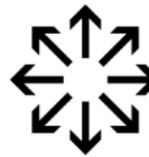
3) There is a need to address the residential opportunities for young families and people moving to Kanab who wish to build their careers and occupations there. These affordable housing options should offer a wealth of choices to prospects who will fortify the economic future of the town. Teams found locations adjacent to the core, adjacent to Kanab Creek parks and adjacent to Jackson Flats Reservoir to reinforce these investments.



5) The creation of Jackson Flats Reservoir provided a new regional recreation resource and forever changed the character and the ecology of Kanab Creek. The reservoir now poses possibilities for human and non-human populations if both human recreation and natural habitat are considered together.



2) All towns started at a point in time and space and Kanab is no different. They typically grew from a point in radial directions based on transportation and availability of land. This core or center of Kanab offers enriched opportunities for locals and visitors in a walkable environment. Walkability and intensified reuse at the core of Kanab utilizes recent investments on the Kanab Center, joining newly created sites for the Visitor Center and a reconfigured Highway 89 to reform the center of town.



4) First impressions of a community occur at the edge of town. For many communities that are expanding out from their cores this edge and the "gateways" do not always provide a positive impression. Repurposing the former golf course site, preserving Pugh Canyon and Johnson properties offer opportunities for the town to establish a strong positive impression through both preservation and development.



6) The town has undertaken many great projects in the past 20 years. The "Necklace Idea" is to connect these projects with trails, ultimately linking these key improvements together, promoting walkability/hikeability, and linking this outer loop to the inner core.

The introduction to this document mentioned that; "Perhaps the greatest aspiration for the town and its citizens is the exploration of these locations and their potential for both preservation and development, for connecting private and public futures. In this synergy the visitor and the citizen might share, in a respectful and meaningful way, the virtues of Kanab, Utah." We can search far and wide for a town that graciously opens up to visiting tourists where the values and knowledge of the townspeople are shared. The core of the town and its trails and shared amenities are where a mutually beneficial future can be achieved for all to enjoy.