

Project Descriptions for 2014 Local Planning Resource Program

Salt Lake City/West Valley City Urbanized Area

CITY OF HOLLADAY

KEY STAFF PERSON: Paul Allred, Director, Community and Economic Development

PROJECT TYPE: City General Plan Update

PLANNING ISSUE:

The City of Holladay has not updated its General Plan since its original adoption on June 1, 2000 shortly following its incorporation. Funding is needed to help the City adequately plan for its the future. An update to the General Plan will provide the vision and strategies to guide the growth and land development of the community in continuity with short and long term regional goals.

PROJECT DESCRIPTION:

Major project tasks include several coordination meetings, developing a project website, conducting community outreach, analyzing goals, issues, opportunities, and constraints, drafting the General Plan and completing a public hearing and adoption process. The General Plan Update will reflect physical changes resulting from completed construction and redevelopment, projects under construction and impending development, and planned improvements. Future development should coordinate with existing or planned regional transportation infrastructure, reduce single-occupant vehicle travel, and promote alternative travel choices, increase affordable and other housing options, enhance community aesthetics and economics, promote environmental stability and sustainability and address both short and long range demographic changes expected in the Salt Lake Valley, etc. The City intends to utilize the Wasatch Choice 2040 Toolbox to aid local planning decision-making. For example, the City plans to use Envision TomorrowPlus (ET+) to produce redevelopment scenario modeling, and Complete Streets for the Highland Drive Corridor planning process.

ASSISTANCE AMOUNT: \$45,000

CITY OF COTTONWOOD HEIGHTS

KEY STAFF PERSON: Brian Berndt, Director, Community and Economic Development

PROJECT TYPE: Fort Union Boulevard Corridor Study

PLANNING ISSUE:

Fort Union Boulevard is a significant corridor within the City of Cottonwood Heights and a high value arterial street for the Region. It serves as a gateway to Big and Little Cottonwood Canyons and area resort attractions. With the anticipated growth of this area, and planned future redevelopment of the Fort Union and Wasatch Boulevard corridors (from 6200 South to Big Cottonwood Canyon at Fort Union Boulevard), a comprehensive plan is needed to address future transportation and land use issues.

PROJECT DESCRIPTION:

The Fort Union Boulevard corridor has, since the inception of the City of Cottonwood Heights, been identified in the General Plan as a gateway to the Canyons, a future UTA transit corridor, and a place where the City can set itself apart from the rest of the Wasatch Front. Future travel demand and land use will change significantly over the next 20 years or less. The Fort Union Boulevard corridor possesses a wide array of uses, including neighborhood and general commercial, residential in varying densities and heights, and office buildings. Additionally, this important corridor has become a destination for specialty experiences such as retail and dining. With anticipated redevelopment at the gravel pit and

development in and around the mouth of Big Cottonwood Canyon, travel demand will increase significantly. A corridor study will help to determine the roadway capacity and the specific type and intensity of current and future land uses as well as identifying the market feasibility of those uses projected along this arterial street

ASSISTANCE AMOUNT: \$50,000

DRAPER CITY

KEY STAFF PERSON: Keith Morey, Director, Community Development

PROJECT TYPE: City General Plan Update

PLANNING ISSUE:

Draper City has been the home of the Utah State Prison since the closure of the Sugarhouse Prison in 1951. Its location was once remote, but business parks and residential neighborhoods have developed over time and continue to encroach. This has prompted the possibility of moving the prison to a more isolated location. Draper City is looking to update its general plan to best planning for this eventuality.

PROJECT DESCRIPTION:

With Draper City's recent purchase of 2,400 acres of the Suncrest Development combined with and the state's plans for relocating the Utah State Prison, the City needs to reevaluate its general plan. This update will include several important elements, including land use, transportation, housing, open space, parks and recreation, public utilities and services, economic development and environmental quality and sustainability. The Local Planning Resource Program will help fund this effort. A number of tools developed as part of the Wasatch Choice 2040 effort will be use, including ET+, Form Based Code, and the housing survey information. Draper City's general plan will also explore development opportunities for retail business, research parks, office space, and high density residential land uses. The plan update will also examine and evaluate additional transit needs and opportunities identified in the Southwest Salt Lake County Transit Feasibility Study.

ASSISTANCE AMOUNT: \$55,000

WEST JORDAN CITY

KEY STAFF PERSON: Tom Burdett, Director, Community and Economic Development

PROJECT TYPE: City Center and TOD at Redwood Road TRAX Station

PLANNING ISSUE:

West Jordan City official would like to redevelop the neighborhood around UTA's Redwood Road TRAX station, which is located on the Mid-Jordan line. A team has been assembled to examine a multi-phase, mixed use, multimodal transit oriented redevelopment with a half mile of the existing TRAX station. This redevelopment plan would become part of West Jordan City's general plan.

PROJECT DESCRIPTION:

A redevelopment master plan for the area immediately surrounding UTA's Redwood Road TRAX station would examine a variety of transportation and land use issues. Such issues would include multimodal transportation, mixed-use office space, a high-density city center with a walkable environment, and open spaces in the form of a park or plaza near Bingham Creek. The plan would include the use of form based zoning strategies, increased housing opportunities for senior, singles, and young families, and help reduce conflicts between pedestrian and vehicular modes which promoting walkability. Various

Wasatch Choice for 2040 tool would be utilized. A well-identified City Center would help to promote a strong sense of community and would include the West Jordan Civic Center, the Third District Courts, the Municipal Justice Center, the Viridian Library, including the Salt Lake County Library Headquarters, the West Jordan Historical Society, and the Veterans Memorial Park.

ASSISTANCE AMOUNT: \$25,000

CITY OF SOUTH SALT LAKE

KEY STAFF PERSON: Michael Florence, Director, Community and Economic Development

PROJECT TYPE: Form Based Code Development and Housing Assessment

PLANNING ISSUE:

Planners in South Salt Lake City recognize the need to create zoning that supports transit-oriented development, promotes high-quality development, compatible infill while simplifying approvals. The East Streetcar Area, located between the Sugar House Central Business District and South Salt Lake's future downtown, has been slated for higher density, mixed-use projects.

PROJECT DESCRIPTION:

The City of South Salt Lake wishes to develop and adopt a Form Based Code for the East Streetcar Area, a 23-acre "Community Development Area" along the UTA S-Line Streetcar from State Street to 500 East at approximately 2250 South. The project would create zoning that supports transit-oriented land uses, promotes high-quality development and compatible infill while simplifying approvals. The East Streetcar Area is a prime location for redevelopment as the Sugar House neighborhood reaches capacity and as the City of South Salt Lake initiates higher density, mixed-use projects in its future downtown area. Considerable effort has taken place to prepare the project areas for redevelopment. The City of South Salt Lake is in the process of approving a master plan for the East Streetcar Area and the City has conducted a traffic study to determine traffic impacts of new development on the surrounding single family neighborhoods. In addition to the Form Based Code adoption, the City plans to complete a housing market study and site assessment which will identify strategies for parking and opportunities for catalytic projects to induce redevelopment. Ultimately, the housing market study and site assessment will enable the City to better understand the feasibility, market conditions, timelines, densities, and financial implications of higher density housing in the project area.

ASSISTANCE AMOUNT: \$25,000

RIVERTON CITY

KEY STAFF PERSON: Jason Lethbridge, Planning Department

PROJECT TYPE: Commercial District Small Area Plan

PLANNING ISSUE:

Riverton City desires to put in place zoning ordinances which will allow for sustainable development of the Western Commercial District. This zoning effort would include the adoption of transit oriented development ordinances as well as the potential utilization of Form Based Codes. Education and training of the planning staff and elected and appointed officials would be needed.

PROJECT DESCRIPTION:

Riverton City's Western Commercial District encompasses the property located between the Bangarter Highway and the Mountain View Corridor, and from 12600 South to 13400 South. The City views this

area as a unique opportunity for development in a manner that is consistent both with Riverton City's goals and expectations and with broader regional goals, including Wasatch Choice for 2040. Major stakeholders, such as Property Reserve Inc., will be directly involved in the development of the property. The ordinance adoption project will assist the Riverton City Planning Commission and Council in the creation and adoption of new ordinances that are consistent with Riverton City's expectations, incorporating best practices for sustainable development, and utilizing toolbox components. The project will also allow for a variety of residential densities, which will provide for an increased diversity in housing types and affordability.

ASSISTANCE AMOUNT: \$35,000

TAYLORSVILLE CITY

KEY STAFF PERSON: Mark McGrath, Director, Community Development

PROJECT TYPE: 4700 South Small Area Plan

PLANNING ISSUE:

Taylorsville City would like to develop a small area master for the 4700 South corridor from 600 West to 2000 West. A dedicated right-of-way bus rapid transit project is planned for this corridor and a small area plan would provide a foundation for future development decision helping to ensure a high compatibility between future land use and anticipated transportation facilities.

PROJECT DESCRIPTION:

The 4700 South Small Area Plan will explore the feasibility and desirability of introducing a complete street corridor along this important arterial roadway. The planned BRT project will physically connect Taylorsville to UTA's regional transit system. A potential trails and off-road bicycle system will connect the Jordan River Parkway to the Salt Lake Community College campus, allowing the numerous bicycle commuters a safe alternative to reach the campus. By combining various transportation alternatives with complementary land uses and attractive landscapes, it will help to revitalize this important transportation corridor. This Small Area Plan would also help to address several important objective of Taylorsville's general plan, including enhancing streetscapes, promoting economic development, diversifying the local housing stock, and better integrating the Salt Lake Community College within the greater community.

ASSISTANCE AMOUNT: \$50,000

SALT LAKE COUNTY - MILLCREEK

KEY STAFF PERSON: Patrick Leary, Office of Township Services

PROJECT TYPE: Town Center and Small Area Plan

PLANNING ISSUE:

The intersection of 2300 East and 3300 South in Millcreek Township, Salt Lake County, sits at the center of a \$7 million investment and planned makeover of 2300 East between I-215 and 3900 South. Despite its proximity to freeway access, retail operations have declined, leaving a significant amount of vacant commercial space vacant. There is also a need for an identifiable town center for this neighborhood.

PROJECT DESCRIPTION:

Millcreek is embarking on a significant economic development campaign. The Evergreen Neighborhood small area plan would be geared towards examining, analyzing and adopting development strategies

and implementation goals that meet the local community's interest and support regional livability principles. This location provides an excellent opportunity for Salt Lake County to coordinate transportation improvements, promote specific types of land uses, create jobs for the area, and provide a local neighborhood center. The potential for this area is monumental and the location and development of a viable town center is essential for its continued success. This small area plan would serve as a framework for private and public development decisions with both the level and type of transportation facilities needed and compatible land uses. Planning tasks include an inventory of the current environment in terms of uses, resource, and demand for service.

ASSISTANCE AMOUNT: **\$50,000**

SALT LAKE CITY

KEY STAFF PERSON: Robin Hutchinson, Director, Transportation Department

PROJECT TYPE: Town Center and Small Area Plan

PLANNING ISSUE:

Existing transportation plans recognize Foothill Drive as a vital connection between regional job centers, state highways, the University of Utah, Research Park, and communities to the south. Over the years, this arterial street has experienced significant increases in traffic as land uses continue to intensify along its route. There is a need to balance the travel demand and traffic through put this highway provides and adjoining land uses.

PROJECT DESCRIPTION:

This planning effort will focus on improvements and land use changes along Foothill Drive that will benefit both local and regional users of this arterial roadway. There is a need to improve the functional of the corridor and at the same time lessen the impacts of traffic. Planning for Foothill Drive recognized the corridor as a destination for local shopping and business activity, and as an important collector for local traffic, including pedestrians, bicyclists, transit users, and motorists. Current recommendations outline transit improvement and innovative roadway design. However, these recommendations will more likely succeed when complimented by supportive changes in land use, housing and urban design guidelines along the corridor. Thus, this project will propose connections between recommended transportation improvements and land use changes. The final report will include recommendations for urban design guidelines, as well as appendices detailing previous planning effort, existing conditions, public involvement, and technical assessments.

ASSISTANCE AMOUNT: **\$10,000**

Ogden Layton City Urbanized Area

LAYTON CITY

KEY STAFF PERSON: Peter Matson, City Planner, Community and Economic Development

PROJECT TYPE: Growth Scenarios and Vision for City General Plan Update

PLANNING ISSUE:

Layton City would like to update its General Plan. The first step is to crystallize the vision for future growth through the exploration of various growth scenarios, including a baseline scenario. Wasatch Choice for 2040 tools will be utilized to provide guidance vital to the overall success of this important visioning process.

PROJECT DESCRIPTION:

The process to update Layton City's General Plan will take into consideration established goals related to transportation and economic development. The project has a number of important steps including an assessment of community issues and values, engagement of local stakeholders, the gathering and analysis of data for scenario development, the scenario development and dialogue process, and development of an implementation plan. Goals of the plan include coordination of growth with transit to improve overall mobility and access to transportation options. City economic development goals focus on creating more family-sustaining jobs that enhance the regional economy. The growth scenario process will help to create a greater awareness about what makes Layton unique and how to enhance these characteristics.

ASSISTANCE AMOUNT: \$30,000

NORTH SALT LAKE CITY**KEY STAFF PERSON:** Ken Leetham, Assistant City Manager**PROJECT TYPE:** Town Center Plan**PLANNING ISSUE:**

The City of North Salt Lake adopted a General Plan update in 2013 that called for a town center plan near US-89. In addition to a town center, a variety of planning needs were identified, including housing revitalization, improved pedestrian mobility, and enhanced access to transit service.

PROJECT DESCRIPTION:

In the last five years, North Salt Lake City has made significant financial investment in a town center. North Salt Lake rebuilt Center Street between US-89 and I-15. Now, there is a need to inventory all existing land use and parcels in the City. The Town Center concept will enact pedestrian-friendly land uses, incentivize mixed use development, encourage clustering of commercial development in appropriate nodes, expand recreational opportunities, opens space, trail connections, and overall walkability and promote transit use. This project also calls for the creation of a series of possible land use scenarios emphasizing locations for residential infill development, commercial nodes, activity center, and possible mixed use developments. A specific plan will document which of various future land use scenarios are the most viable. Specific deliverables will include a set of implementation strategies that that could be used to attract both public and private capital investment into North Salt Lake City.

ASSISTANCE AMOUNT: \$30,000

PLEASANT VIEW / FARR WEST**KEY STAFF PERSON:** Valerie Claussen, Assistant City Administrator, Pleasant View
John Stewart, Chairman, Planning Commission, Farr West**PROJECT TYPE:** 2700 North Corridor Specific Area Plan**PLANNING ISSUE:**

Corridor Study for 2700 North in both Pleasant View and Farr West is to implement a vision for a mixed-use center that is located near the shared city limits. The two communities have already been meeting regularly over the course of the last couple of years and have accomplished a good deal including a market analysis, an updated zoning ordinance, and a joint traffic study.

PROJECT DESCRIPTION:

The purpose of the 2700 Corridor Specific Area Plan project is the implementation of a vision for a mixed use development in the vicinity of the Pleasant View FrontRunner Station, I-15, and US-89. Mixed use development is currently master planned in the western area and the project needs the cooperation and coordination of both Pleasant View and Farr West. The 2700 North corridor project will examine a number of important issues, which include both local and regional travel demand and future land use along this important route. Several tasks have been assigned to this project including a review of previous analyses and impediments to mixed use development, public and stakeholder outreach and participation, the preparation of a Specific Area Plan, and ultimately adoption by the leadership of both communities. The work that has been completed by both communities to date will form a strong foundation on which to build.

ASSISTANCE AMOUNT: **\$30,000**

SOUTH OGDEN CITY

KEY STAFF PERSON: Matthew Dixon, City Manager

PROJECT TYPE: Commercial / Mixed Use Form Based Code

PLANNING ISSUE:

With 95 percent of South Ogden City built out, future development opportunities are critical to the continued success of the community. While the City anticipates very little residential growth over the coming years, the future development is focused on revitalizing the older commercial sections. To ensure this development is attractive and efficient, a form based code needs to be developed and used.

PROJECT DESCRIPTION:

This project will assist South Ogden City in the creation of a commercial form based code. In particular, the City envisions the redevelopment of the old commercial center into a new mixed-use center, encompassing a range of commercial, retail, residential, and related uses. South Ogden City wants to ensure that its code allows for the greatest flexibility and creativity, but also produces the look and feel the City desires. The locations to be addressed by form based codes include all commercial zones in South Ogden City. However, special consideration will be given to Washington Blvd, Riverdale Road, and 40th Street.

ASSISTANCE AMOUNT: **\$15,000**