

**ATTACHMENT – 1**

***CENTRAL COMMUNITY MASTER PLAN - SUMMARY***

**KEY ELEMENTS**

- A. A Vision for the Central Community of the Future
- B. Central Community Neighborhoods
  - 1. Neighborhood Planning Areas
  - 2. Gateway
  - 3. Downtown
  - 4. Central City
  - 5. East Central North
  - 6. East Central South
  - 7. Liberty
  - 8. People’s Freeway
- C. Land Use
  - 1. Introduction
  - 2. Residential Land Use
  - 3. Commercial Land Use
  - 4. Industrial Land Use
  - 5. Institutional Land Use
  - 6. Parks, Open Space and Recreational Land Use
  - 7. Transit Oriented Development
- D. Access and Mobility
- E. Historic Preservation
- F. Urban Design
- G. Environment
- H. Public Utilities and Facilities
- I. Implementation Measures
  - 1. Future Land Use Map and Future Specific Plans
  - 2. Residential Land Use
  - 3. Commercial Land Use
  - 4. Industrial Land Use
  - 5. Institutional Land Use
  - 6. Parks, Open Space and Recreation
  - 7. Transit Oriented Development
  - 8. Access and Mobility
  - 9. Historic Districts and Sites
  - 10. Urban Design
  - 11. Environmental
  - 12. Public Utilities and Facilities

**GUIDING PRINCIPALS and GENERAL GOALS****A. Guiding Principals**

1. Identify and address the issues, policies and implementation actions presented in *The 1974 Central Community Development Plan*, which were not achieved.
2. Create a user-friendly document that clearly communicates the vision, goals, and policies to guide and manage future growth in the Central Community.
3. Establish a foundation that supports quality living and does no harm to citizens, especially those with limited abilities.
4. Maintain and improve the Central Community's historic fabric.
5. Expand mobility and accessibility options for all segments of the community.

**B. General Goals**

1. Protect and improve the quality of life for everyone living in the community, regardless of age or ability.
2. Improve and support community involvement, public participation, and neighborhood activism in the Central Community.
3. Provide a basis for funding specific programs that assist housing, capital improvement programs, and public services.
4. Provide opportunities for smarter and more creative development practices to better serve the community.
5. Prevent inappropriate growth in specific parts of the community.
6. Encourage specific types of growth in designated parts of the community.
7. Establish financial incentives to support alternative modes of mobility.
8. Preserve historic structures and residential neighborhoods.
9. Establish recommendations for better coordination and administrative review of construction projects and city applications.

**C. Residential Land Use Goals**

1. Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
2. Ensure preservation of low-density residential neighborhoods.
3. Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.
4. Encourage a variety of housing types for higher-density multi-family housing in appropriate areas such as East Downtown, the Central Business District, the Gateway area, and near downtown light rail stations to satisfy housing demand.
5. Discourage any compromise to the livability, charm, and safety of the neighborhoods or to the sense of a healthy community.

**D. Commercial Land Use Goals**

1. Improve the current economic diversity of the Central Community and continue to support viable existing commercial areas.
2. In accordance with the Downtown Master Plan and the Gateway Area Master Plan, create a viable commercial center that supports 24-hour-a-day activities in the Central Business District and the Gateway Area.

3. Support cultural, shopping, employment, entertainment, and related uses that encourage the desire to live in or near the Central Business District.
4. Prohibit the expansion of typical auto-dependent strip commercial shopping center development in residential neighborhoods.
5. Promote pedestrian-oriented business.
6. Respond to the need for safer pedestrian interactions with automobile traffic and parking.
7. Encourage and support quality small business development in existing commercial areas and nodes of the Central Community.

**E. Industrial Land Use Goals**

1. Provide for development of clean, quiet, and attractive light industrial land uses suitable for business parks and warehousing in appropriate locations west and south of the Central Business District.
2. Restrict existing industrial land uses to their present locations and prohibit expansion into other areas of the Central Community. Encourage relocation of existing heavy industrial uses to appropriate areas in Salt Lake City.

**F. Institutional Land Use Goals**

1. Provide for a variety of public and quasi-public institutional land uses in the Downtown and Gateway areas to serve the residents, tourists, and visitors in the City.
2. Minimize adverse impacts from existing uses.
3. Minimize the expansion of institutional uses in residential neighborhoods.

**G. Parks, Open Space and Recreational Land Use Goals**

Provide adequate, safe, and accessible recreation opportunities by:

1. Preserving existing parks;
2. Ensuring adequate maintenance and repair of parks and open space;
3. Promoting multiple use of park and recreation facilities; and
4. Increasing the amount of parks and usable open space in order to achieve national standards for park space.

**H. Transit Oriented Development Goal**

- Establish the benefits of Transit-Oriented Development through land use designations, design guidelines, zoning and public funding.

**I. Access and Mobility Goals**

1. Provide for safe, convenient circulation of vehicular and non-vehicular traffic within neighborhoods and Downtown.
2. Encourage commuter traffic and mass transit to use appropriate routes to minimize impacts on residential neighborhoods.
3. Encourage traffic speed reduction on residential streets and promote pedestrian and non-automobile transportation modes.
4. Ensure that people in wheelchairs can move through our City elegantly and are not relegated to unsafe, backdoor, or less convenient routes.

**J. Historic Preservation Goals**

1. Preserve the community’s architectural heritage, historically significant sites and historic neighborhoods.
2. Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts.

**K. Urban Design Goals**

1. Make the Central Community more attractive and livable by applying the best urban design practices.
2. Implement visual and aesthetic standards for urban design that enhance the Central Community.
3. Design public facilities that enhance the character of the community and encourage coordination, linkage, and balance between land uses.
4. Encourage property improvements that are visually compatible with the surrounding neighborhood.

**L. Environment Goals**

1. Provide a safe and healthy environment for the Central Community
2. Minimize the risks of natural environmental hazards
3. Preserve and protect the Central Community’s land, air and water resources.
4. Provide leadership and set an example in all environmental areas.

**M. Public Utilities and Facilities Goal**

- Provide and maintain dependable infrastructure, public facilities and utilities that ensure adequate services and a safe environment in the community.

**POLICY STATEMENTS****A. Residential Land Use**

1. Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.
2. Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations, and design review.
3. Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.
4. Encourage mixed-use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.

**B. Commercial Land Use**

1. Provide a range of commercial land uses in the Central Community.
2. Support new and existing commercial businesses and improve commercial development opportunities in the Central Community.
3. Encourage commercial projects in and near light rail corridors to support transit-oriented development.
4. Ensure commercial land uses are compatible with neighboring properties.
5. Prevent commercial property from deteriorating and causing neighborhood blight.

**C. Industrial Land Use**

1. Promote light industrial and commercial development in the areas designated as Regional Commercial/Industrial Land Use.
2. Limit Industrial land use development within the Central Community.
3. Prevent industrial land use deterioration through reinvestment.

**D. Institutional Land Use**

1. Mitigate the impacts Institutional land uses on surrounding residential neighborhoods.
2. Ensure that cultural and entertainment resources are made available to the Central Community.
3. Improve the availability of educational, research, information, and technology resources throughout the Central Community.
4. Provide public services that meet the needs of the community.
5. Ensure that the Central Community is properly served by adequately distributed medical services.
6. Ensure that the Central Community's need for religious institutions is adequately met.
7. Ensure that the Central Community is properly served by adequately distributed social services.

**E. Parks and Open Space**

1. Provide an adequate amount of varied park, open space, and recreational land uses.
2. Protect and preserve existing parks and open spaces. Protect the people using them.
3. Obtain adequate funding for the acquisition, development, maintenance, and repair of parks, open space, and recreation sites.
4. Require the incorporation of open space into the design of mixed use and high-density land uses.

**F. Transit Oriented Development (TOD)**

1. Based on the Future Land Use map, establish Transit-Oriented Districts with a range of land use densities.
2. Encourage increased transit ridership to help reduce vehicle miles traveled in the Central Community.
3. Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment.
4. Ensure that architectural design review, site planning, and public amenities are incorporated into the creation of TOD districts.
5. Support historic preservation in Transit-Oriented Development Districts.

**G. Access and Mobility**

1. Improve vehicle and pedestrian circulation throughout the community through coordination of transportation and land use planning.
2. Improve vehicle circulation through street design and traffic signal synchronization.
3. Develop, design, and construct mass transit facilities that minimize circulation conflicts.
4. Relate right-of-way designs to land use patterns.
5. Ensure pedestrian mobility and safety.
6. Address parking concerns within the Central Community.

**H. Historic Preservation**

1. Ensure the preservation of historic structures and development patterns.
2. Use building codes and regulations to support preservation.
3. Implement the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure the compatibility of new construction with existing historic buildings.
4. Identify new historic sites and expand National Register historic districts.
5. Increase the public’s awareness about Historic Preservation.

**I. Urban Design**

1. Implement guidelines, and regulations for urban design to improve the quality of living in the Central Community.
2. Create programs and guidelines to enhance neighborhood identity.
3. Provide for physical changes that improve the urban design characteristics of the Central Community.

**J. Environmental**

1. Minimize the potential damage and loss of life caused by earthquakes.
2. Minimize the risks of flooding in the community.
3. Support the Salt Lake City Green program.
4. Ensure that one of Salt Lake City’s highest environmental priorities is to protect and preserve its water resources.
5. Manage urban development to protect the environment and the well-being of the community.
6. Establish and support citywide-recycling efforts designed to extend the life of the Salt Lake City/County solid waste facility.

**K. Public Utilities and Facilities**

1. Ensure that funding mechanisms are in place for continued service in the Central Community.
2. Ensure the provision of sewer, water, and storm drain services can handle the capacity needs of new development and population growth.
3. Ensure that solid waste is removed from the Central Community and treated in a manner that will extend the life of existing landfills.
4. Ensure that public streets are maintained and improved throughout the Central Community.