
MEMORANDUM

DATE: October 28, 2005

TO: Council Members

FROM: Janice Jardine
Land Use Policy Analyst

SUBJECT: Petition No. 400-01-36 - Central City Master Plan Update

POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt an ordinance enacting an updated Central Community Master Plan with changes proposed by the Councils subcommittee that include revised policy and implementation statements and a community goals and recommendations addendum. In addition, changes previously identified by the Council during discussions of the Plan:
 - A. In future planning documents, divide the Plan area into two separate areas in order to provide a more timely approach to address future land use issues.
 - B. Remove reference to commuter rail or future light rail stations in the North Temple area from the maps and any text in the Plan.

 2. **["I move that the Council"]** Not adopt an ordinance enacting an updated master plan for the Central Community.
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The following documents are provided again for background and reference purposes:

- A. February 15, 2005, Council staff memorandum

 - B. Documents created as a result of Council subcommittee review:
 1. Central Community Master Plan Policies and Implementation – Clean Copy
 2. Central Community Master Plan Committee Goals and Recommendations – Addendum
 3. Potential City-wide Policies and Implementation
 4. Potential Future Council Policy and Implementation Discussion Items

 - C. December 13, 2003 Council staff memorandum

 - D. July 17, 2003, Administration's memorandum response to Council discussions
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CHRONOLOGY:

- March - September 2005 Public review period – Council subcommittee recommendations relating to policies and implementation
- March 2005 Council subcommittee recommendations forwarded to Planning Commission

- February 17, 2005 Council review and discussion of subcommittee recommendations
- January 6, 2004 Council deferred action to a future Council meeting.
A Council subcommittee was established to review policy and implementation statements in the proposed Plan and provide recommendations to the full Council.
- December 2, 2003 Council public hearing
- February – November 2003 Council work session discussions with Administration
- 2001 – 2002 Planning Commission adoption process
- 1999 – 2001 Review and revision of the draft master plan
- 1998 – 1999 Develop concepts to address issues and redraft the master plan
- January 1997 – January 1998 Public input to develop issues document
- January 1994 – August 1996 Initial consultant draft

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The following is a brief summary of steps taken by the Council's subcommittee in reviewing the proposed Central Community Master Plan Update.

The Subcommittee members have indicated that they want to emphasize that this document should not be considered a model for all future master plan documents. It is their understanding that the Planning Commission and Council will work together to define a template or approach for future master plan documents and processes. This document is intended to be used as a transition document. The Council subcommittee retained the format and a significant portion of the original document for this plan, but has made the types of changes referenced in this memo.

The following documents were created as a result of this review. Titles of the documents are highlighted in the colors below:

- A. **Central Community Master Plan Policies and Implementation - Clean Copy**
This document contains all of the changes suggested by the subcommittee and is provided for those who want a more 'readable' document without the strike-outs, underlined additions and color coding contained in the revision format documents. This document reflects what the master plan would look like if it were adopted by the Council at this time. As changes are recommended by the community they can be added in revision format to this document, or in a list of potential motions.
- B. **Central Community Master Plan Committee Goals and Recommendations -- Addendum**
The draft master plan contained a number of items of direct interest to the community these 'community priorities' are included in this addendum.
- C. **Central Community Master Plan Policies and Implementation -- Master Draft Document**
This is the core document and it is provided in revision format. It is the original draft master plan and the changes suggested by the Subcommittee are color-coded and in revision format.
- D. **Potential Future Council Policy Discussion**
This list contains items that were in the original draft master plan that have not been discussed by the Council. The list will be retained as a resource for the Council.

E. Potential City-wide Policies

This document would be forwarded to the Planning Commission as suggestions or thoughts that could be considered as part of the Commission’s process in developing a citywide vision. The Council Subcommittee did not express a position on any of the issues and is simply suggesting that the list be passed on to the Planning Commission for their evaluation and consideration through their regular process.

Examples of key considerations used by the Subcommittee in reviewing the Plan included:

- A. Question foundations used as a basis for statements – policies and implementation.
The Subcommittee evaluated the portions of the draft master plan to determine whether there were situations particular to the Central Community that warranted the inclusion of particular items, whether there was data that suggested particular approaches, etc. There were some cases where master plan recommendations did not appear to have an adequate foundation to remain in the plan.

- B. Identify significant policy issues that have not yet been discussed by the Council.
For example:

Residential land use policies:

~~**RLU 3.4** — Allow density bonus incentives through a conditional use or administrative process for architecturally unique residential projects that protect the neighborhood character.~~
Move to Potential Future Council Policy Discussion document

~~**RLU 3.6** — Use compatibility review to ensure that all residential construction is compatible with existing architecture, scale, and neighborhood character and with adjacent land uses.~~
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- C. Identify elements that would lead to enhanced City resources such as staffing, funding, capital investment, etc. These were not necessarily taken out of the plan, but were reviewed by the Subcommittee to determine whether the language was appropriate, etc.
For example:

Transportation policies:

* ~~**TRANS-4.1** Ensure that~~ Encourage where appropriate street rights-of-way that have landscaped street medians, landscaped park strips, street trees, on-street parking, pedestrian lighting, and furnishings such as major arterials such as major arterials where appropriate.

~~**TRANS-4.2** As funding is available, Establish~~ well-designed boulevards with street design themes for major arterials including 500 West, State Street, 700 East, South Temple, ~~300 South,~~ and 800 South.

D. Rephrase wording in a manner to not bind future Councils or create false expectations.
For example:

Residential land use policies:

RLU-2.10 ~~Promote the R~~reduction of deterioration of residential neighborhoods through code enforcement practices.

RLU-2.12 ~~Encourage the E~~enforcement of landscaping requirements for vacant buildings and property.

Institutional land use policies:

*** Policy INSLU-2.0** ~~Ensure that~~ Encourage the availability of cultural and entertainment resources are made available to ~~in the~~ **Central Community.**

E. Identify citywide policies that could be considered for a citywide policy/master plan document. For example:

Residential land uses

RLU-2.1 Preserve housing stock through incentives and code enforcement by implementing the *Salt Lake City Community Housing Plan*.

RLU-2.2 Consider opportunities for the City to purchase residential properties and market them through City housing programs.

F. The Council subcommittee would like to discuss the draft documents with the full Council and receive the Council's approval to distribute the draft policies for public review.

G. The Council may wish to consider the following process options:

1. Establish a timeframe to receive public comments.
2. Hold a public hearing to consider adoption of the policies.
3. Make changes to the Council subcommittee's draft document before it is distributed for public comment.

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For example:

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Central Community Master Plan – Policies
(clean copy)

Residential land use policies

Residential land use policies are organized into four main categories: Overall land use policy, policies for existing housing, policies for new construction, and policies for residential mixed use.

Overall land use policy

- Policy RLU 1.0** **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.**
- RLU-1.1** Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.
- RLU-1.2** Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.
- RLU-1.3** Restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway.
- RLU-1.4** Preserve the character of the inner-block courts.
- RLU-1.5** Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.
- RLU-1.6** Encourage coordination between the Future Land Use map, zoning ordinances, and the *Salt Lake City Community Housing Plan*.
- RLU-1.7** Ensure that future amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of non-conforming land uses.

Existing housing policy

- Policy RLU- 2.0** **Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations, and design review.**

Preservation and rehabilitation

- RLU-2.1 Preserve housing stock through incentives and code enforcement by implementing the *Salt Lake City Community Housing Plan*.
- RLU-2.2 Consider opportunities for the City to purchase residential properties and market them through City housing programs.
- RLU-2.3 Provide improvement programs for redevelopment and rehabilitation of residential structures and neighborhoods.
- RLU-2.4 Assist homebuyers by marketing available government funding programs and residential rehabilitation programs, such as tax benefits for owners of structures in National Register Historic districts.

Prevention of deterioration

- RLU-2.10 Promote reduction of deterioration of residential neighborhoods through code enforcement practices.
- RLU-2.11 Encourage the use of programs to facilitate the rehabilitation or replacement of unsafe or boarded structures.
- RLU-2.12 Encourage the enforcement of landscaping requirements for vacant buildings and property.

New construction policy

Policy RLU-3.0 Promote construction of a variety of housing options that are compatible with

Variety of options

- RLU-3.1 Encourage residential land developers to build housing that provides residential
- RLU-3.2 Encourage a mix of affordable and market- rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

Design innovation

- RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.
- RLU-3.5 Encourage high performance, energy-efficient residential development.

Infill and rehabilitation

- RLU-3.8 Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighborhoods within the Central Community.
- RLU-3.9 Identify properties for new residential construction or rehabilitation and work with local community development corporations (CDC's), the City Housing Division, and the Redevelopment Agency to develop new infill and rehabilitation projects.

Mixed use policy

- Policy RLU-4.0** **Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.**
- RLU-4.3** Encourage the development of high-density residential and mixed use projects in the Central Business District, East Downtown, and Gateway areas.
- RLU-4.5** Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

Commercial land use policies

Variety of commercial services

- Policy CLU-1.0** **Provide a range of commercial land uses in the Central Community.**
- CLU-1.1** **Neighborhood Commercial:** Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.
- CLU-1.2** **Community Commercial:** Locate community level retail sales and services on appropriate arterials and do not encroach upon residential neighborhoods or generate community-wide parking and traffic issues.
- CLU-1.3** **Central Business District:** Increase multiple land use activities within a dense urban area following the guidelines established in the *Downtown Master Plan*. The area should become a 24-hour center of activity.
- CLU-1.4** **High Density Mixed Use:** Target areas adjacent to light rail stations in the downtown area for higher intensity commercial use and medium to high-density housing.

Commercial development

- Policy CLU-2.0** **Support new and existing commercial businesses and improve commercial development opportunities in the Central Community.**

Opportunities

- CLU-2.1** Promote Salt Lake City as a viable business community through improved business/city administration communication and relationships, business recruitment and incentives for new and existing businesses.
- CLU-2.2** Encourage adaptive reuse of warehouse, commercial and industrial structures.

Location

- CLU-2.9** Encourage international business and corporate headquarters to locate in the Central Business District.

- CLU-2.10 Encourage mixed use development opportunities that integrate diverse land uses in the same building or cluster of buildings in the Central Business District and the high-density transit oriented development areas.
- CLU-2.11 Encourage the use of industrial/commercial condominiums for mixing business uses.

Transit oriented development

- Policy CLU-3.0 Encourage commercial projects in and near light rail corridors to support transit oriented development.**
- CLU-3.1 Support balanced business development near and in Central Community transit oriented development districts.
- CLU-3.2 Encourage the reuse of existing commercial buildings when appropriate to support transit oriented development.

Compatibility

- Policy CLU-4.0 Ensure commercial land uses are compatible with neighboring properties.**
- CLU-4.1 Encourage appropriate re-use of existing non-conforming or non-complying commercial and industrial structures on a case-by-case basis.
- CLU-4.2 Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.
- CLU-4.3 Encourage commercial centers to minimize parking and traffic congestion impacts upon surrounding residential neighborhoods.
- CLU-4.4 Encourage relocation of incompatible commercial uses in residential areas to more suitable commercial sites.
- CLU-4.5 Locate commercial land uses on streets that have adequate carrying capacity. For example, locate regional commercial businesses on arterials and freeways, not on local residential streets.
- CLU-4.6 Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character.
- CLU-4.7 Encourage the reduction of outdoor storage areas on commercial and industrial establishments and promote urban design methods for screening such land uses.

Property deterioration

- Policy CLU-5.0 Prevent commercial property from deteriorating and causing neighborhood blight.**

- CLU-5.2** Replace commercial buildings on commercially zoned property when structural rehabilitation is not feasible. Redevelopment opportunities should consider mixed land use when replacing commercial structures.
- CLU-5.3** Encourage code enforcement on commercial properties.
- CLU-5.4** Continue and increase coordination between City capital improvement projects, private commercial development and redevelopment project areas. Encourage businesses to locate in these improvement areas.

Industrial land use policies

- Policy ILU-1.0** **Promote light industrial and commercial development in the areas designated as Regional Commercial / Industrial Land Use.**
- ILU-1.1** Maintain zoning classifications that permit light industrial and large-scale commercial development.
- ILU-1.2** Support enhancement of freeway access to 300 West Street from the 900 South interstate off-ramp rather than at West Temple Street.
- Policy ILU-2.0** **Limit Industrial land use development within the Central Community.** Prevent expansion, intensification and location of industrial land uses near residential neighborhoods in the Central Community.

Institutional land use policies

The Institutional land use policies are grouped into seven categories: Community-wide, Cultural/Entertainment, Educational, and Government

Community-wide institutional land use policy

- Policy INSLU-1.0** **Mitigate the impacts Institutional land uses on surrounding residential neighborhoods.**
- INSLU-1.5** Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs.
- INSLU-1.6** Mitigate the negative impacts of special events, activities, and recreation programs at institutional locations on the surrounding neighborhood and its residents.
- INSLU-1.7** Discourage the encroachment of medical facilities into adjacent residential neighborhoods. Encourage new medical facilities in underserved areas of the community where appropriate and supported by residents.

INSLU-1.8 Provide for appropriate re-use of abandoned or vacant religious facilities with day care and other social services, residential, or open space land uses. In historic districts, encourage a use that assists in the preservation of contributory structures.

Land use policy for cultural / entertainment purposes

Policy INSLU-2.0 **Encourage the availability of cultural and entertainment resources in the Central Community.**

INSLU-2.1 Encourage existing cultural and entertainment facilities and organizations to remain in the Central Community and expand where appropriately zoned and consistent with the City's adopted plans.

INSLU-2.2 Promote the use of parks and plazas for cultural events and ensure that the size of the event does not exceed the facility's capacity.

Land use policy for educational purposes

Policy INSLU-3.0 **Support quality education and the availability of educational, research, information, and technology resources for all ages throughout the Central Community.**

INSLU-3.2 Work with the Salt Lake City School District, UTA, and other agencies to coordinate education land uses with transportation and housing plans.

INSLU-3.3 Encourage community use of existing school district facilities and support preservation of school ground recreational fields and playgrounds for public use.

INSLU-3.4 Work with the school district to identify compatible reuses for facilities identified for closure.

INSLU-3.6 Encourage universities and colleges to locate research and development facilities and new satellite campuses in the Gateway area and the Central Business District near light rail stations and bus corridors, rather than in adjacent residential neighborhoods.

INSLU-3.7 Oppose University of Utah expansion into residential neighborhoods.

INSLU-3.8 Work with the University of Utah to mitigate the traffic, parking, and other problems caused by its proximity to residential neighborhoods.

INSLU-3.9 Encourage and support programs that provide incentives to attract families with children to existing neighborhoods.

Land use policy for government purposes

Policy INSLU-4.0 **Provide government facilities accessible to the public that meet the needs of the community.**

INSLU-4.1 Encourage the concentration of government office facilities and courts in the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.

- INSLU-4.3** Encourage neighborhood participation in volunteer crime prevention and emergency response programs.
- INSLU-4.4** Ensure City and encourage Federal, State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community.

Parks, Open Space and Recreational land use policies

These policies fall into two main groups: Provision of a variety of parks, open spaces, and recreational facilities; protection and preservation.

Quantity and variety

- Policy POSRLU-1.0** **Encourage or support an adequate amount of varied park, open space, and recreational land uses as measured by the national standard for parks.**
- POSRLU-1.2** Support the proposed trail system that will serve the Central Community.
- POSRLU-1.4** Encourage the development of passive neighborhood parks, community gardens, dog parks, and open space areas.
- POSRLU-1.5** Encourage county and private recreation facilities for all age groups and activity levels within the Central Community.

Preservation and protection

- POSRLU-2.1** Protect the natural open space areas within the Central Community.
- POSRLU-2.2** Prevent further destruction and promote restoration of waterways and creeks where feasible.
- POSRLU-2.3** Preserve the historic integrity and character of parks that are located in historic districts or have their own historic designations. Encourage festivals and activity use but discourage uses such as aquariums, museums, planetariums, and storm

Transit Oriented Development policies

Transit-Oriented Development policies fall into these general categories: location and variety of land use.

Location

- Policy TOD-1.0** **Based on the Future Land Use map, establish Transit-Oriented Districts with a range of land use densities.**

Variety of land use

- Policy TOD-3.0 Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment.**
- TOD-3.1** Support a variety of low-, medium- and high-density residential uses around light rail stations in TOD districts, based on the Future Land Use map designations.
- TOD-3.2** At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points.
- TOD-3.3** Encourage a variety of commercial uses that share the same clientele and patrons. For example, movie theaters provide a clientele to patronize restaurants, arcades, and retail businesses.

Access and Mobility policies

The transportation policies provide direction for coping with circulation issues and land use compatibility. This plan, in coordination with the Transportation Master Plan, presents opportunities to assist balanced transportation improvements with appropriate land use types. Policies and/or modifications should not deplete carrying capacities or safety of Central Community streets.

Circulation System

- Policy TRANS-1.0 Improve vehicle and pedestrian circulation throughout the Central City community through coordination of transportation and land use planning.**
- TRANS-1.1** Facilitate multiple modes of travel throughout the Central Community.
- TRANS-1.2** Ensure a consistent travel/vehicle flow with minimal obstructions on arterials.
- TRANS-1.3** Minimize , through design review, that street design, pedestrian connections, building/parking areas, and land use designations do not create circulation conflicts between vehicles and pedestrians.
- TRANS-1.4** Ensure that street rights-of-way provide multiple transportation modes when reasonably possible, including sidewalks, trails, bike lanes, mass transit, vehicular lanes, and other modes of transportation.
- TRANS-1.5** Support co-locating basic social services that complement one another such as housing, food, and clothing, and locate them near transit so those in need can easily access necessary services.

Traffic Control

- Policy TRANS-2.0 Improve vehicle circulation through street design and traffic signal synchronization.**
- TRANS-2.1** Continue participation in the valley-wide signal coordination program. Ensure that traffic circulates on arterial streets smoothly providing commuters efficient access to their destination points.
- TRANS-2.3** Encourage improved methods to control traffic speeds in residential neighborhoods, utilizing traffic calming techniques and police enforcement.

Design

- Policy TRANS-4.0 Relate right-of-way designs to land use patterns.**
- TRANS-4.1** Encourage where appropriate street rights-of-way that have landscaped street medians, landscaped park strips, street trees, on-street parking, pedestrian lighting, and furnishings such as major arterials.
- TRANS-4.2** As funding is available, establish well-designed boulevards with street design themes for major arterials including 500 West, State Street, 700 East, South Temple, and 800 South.
- TRANS-4.4** Limit truck routes to arterials. Direct truck traffic away from areas and places with a high concentration of pedestrians and low-density residential development.

Bicycle and Pedestrian

- Policy TRANS-5.0 Encourage pedestrian mobility and safety.**
- TRANS-5.2** Improve pedestrian movement along arterial and collector streets. Design and support safe pedestrian crossings.
- TRANS-5.3** Pedestrians and the disabled should have direct and safe travel paths between land uses and transit.
- TRANS-5.4** Coordinate bikeways with the Open Space Master Plan connecting corridors to recreational and activity centers throughout the City.
- TRANS-5.5** Obtain easements where feasible for pedestrian corridors for interior mid-block access.
(Need to identify blocks)

Parking

- Policy TRANS-6.0 Address parking concerns within the Central Community.**
- TRANS-6.1** Support shared parking facilities throughout the Central Community.
- TRANS-6.2** Encourage parking solutions to support commercial, neighborhood and transit oriented development.

Historic Preservation policies

Policy and regulations

- Policy HP-1.0 Central Community gives high priority to the preservation of historic structures and development patterns.**
- HP-1.2** Coordinate transit oriented development corridors with historic preservation requirements.
- HP-1.3** Ensure that zoning is conducive to preservation of significant and contributing structures or properties.

HP-1.4 Improve and expand preservation measures to protect historic development patterns such as subdivision lot layout, street patterns, neighborhood landscape features and streetscapes.

HP-1.5 Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks.

Policy HP 2.0 Use building codes and regulations to support preservation.

HP-2.1 Administer the Uniform Code for Building Conservation (UCBC) standards when retrofitting historic structures.

HP-2.3 Support the conditional use procedure to allow nonresidential uses of landmark sites in residential districts when conducive to preservation of the landmark while ensuring use compatibility with the surrounding neighborhood.

Design guidelines

Policy HP-3.0 Continue implementation of the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure the compatibility of new construction with existing historic buildings.

HP-3.1 Enforce regulations pertaining to historic districts and landmark sites.

HP-3.2 Ensure building construction is compatible with existing historic structures.

Expansion of preservation efforts

Policy HP-4.0 Identify new historic sites and expand National Register historic districts as funding is available.

HP-4.2 Encourage developers and contractors to contact and participate with the State archaeologist or other appropriate government entities to identify and survey sites with potential archaeological resources. Encourage discoveries and resources to be protected, recovered and preserved with minimal damage during excavations for new structures.

HP-4.3 As funding is available survey East Liberty, West Liberty, Liberty Wells and the Emerson neighborhoods, to determine eligibility for the National Register. Survey and list the area west of the existing Central City Historic District.

HP-4.4 Community Councils in the Central Community should encourage public support for creating or expanding historic districts.

Education

Policy HP- 5.0 Community Councils in the Central Community should pursue opportunities to increase the public's awareness about Historic Preservation.

HP-5.1 Assist community organizations as resources are available to present and provide informational workshops on historic preservation and building conservation for the general public, property owners, and contractors through neighborhood community

council organizations, web sites, street fairs, the Utah Heritage Foundation, the Building Permits office, and other channels of information.

HP-5.2 Showcase good examples of preservation to encourage residents to participate in preservation based on the positive outcomes of the projects.

HP-5.3 Explore joint educational efforts with governmental, community, and non-profit preservation groups.

Urban Design policies

Design guidelines

Policy UD-1.0 **Support establishment of guidelines and regulations for urban design to improve the quality of living in the Central Community.**

UD-1.1 Protect view corridors, vistas, and focal points. *Refer to the urban design map on page 92.*

UD-1.2 Support zoning regulations that provide opportunities for unique and creative urban design solutions.

UD-1.4 Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods.

UD-1.5 Administer urban design through zoning regulations where possible.

Policy UD-2.0 **Encourage Community Councils in the Central Community to create programs and guidelines to enhance neighborhood identity.**

UD-2.2 Support the creation of block development and small area plans.

UD-2.3 Retain as policy the urban design recommendations and guidelines in existing plans including the Gateway Master Plan, the Downtown Master Plan, the East Downtown Master Plan, the East Central Community Small Area Master Plan, the 1300 East University District Area Plan, the East Central Neighborhood Plan and Addendum, and the Urban Design Element.

Design applicability

Policy UD-3.0 **Provide for physical changes that improve the urban design characteristics of the Central Community.**

UD-3.1 Apply urban design policies and guidelines in City funded projects.

UD-3.2 Prioritize and coordinate urban design in capital improvement projects.

UD-3.4 Protect both neighborhood character and the pedestrian by providing street medians and pedestrian refuges as recommended by the Community and as funding is available. *The desired locations for street medians and pedestrian enhancement areas are shown on the urban design map on page 95.*

UD-3.5 Encourage landscaped medians on state roadways such as 700 East.

Environment policies

Safety related

- Policy ENV-1.0 **In the Central Community minimize the potential damage and loss of life caused by earthquakes.**
- ENV-1.1 Enforce compliance with the existing codes for building near fault lines.
- ENV-1.2 Support education of the public on preparing for and surviving earthquakes.
- ENV-1.3 Encourage seismic retrofitting of existing structures.
- Policy ENV-2.0 **In the Central Community minimize the risks of flooding in the community.**
- ENV-2.1 Control development activity in the 100-year flood plain.
- ENV-2.2 Require that buildings in a flood plain be designed to resist flooding.
- ENV-2.3 Support and implement the goals of the Storm Water Management Plan.

Quality related

- ENV-3.4 Support Central Community participation in the Cool Communities program to reduce the “urban heat island effect,” to lower cooling costs, and to reduce electric power consumption.
- Policy ENV-4.0 **This master plan recognizes the following citywide policies to protect and preserve its water resources.**
- ENV-4.1 Support and implement existing City water policies.
- ENV-4.2 Ensure that city properties are managed for efficient water use.
- ENV-4.3 Investigate ways to encourage and reward conservation water use
- ENV-4.4 Educate the public on the policies in the Storm Water Management Plan.
- ENV-4.5 Serve as an example of water-wise landscaping and participate in public education on water-wise techniques.

Recycling and solid waste

- Policy ENV- 6.0 **Central Community supports citywide-recycling efforts designed to extend the life of the Salt Lake City/County solid waste facility.**

ENV-6.4 Encourage adaptive reuse of buildings rather than demolition.

Public Utilities and Facilities policies

Provision of services

- Policy PUF-1.0** **Within funding capabilities, ensure that funding mechanisms are in place for continued public utility services in the Central Community.**
- PUF-1.1** Maintain existing utilities in the Central Community and upgrade as necessary.
- PUF-1.2** Evaluate the need for special assessment districts to support utility infrastructure improvement demands in the Central Community.
- Policy PUF-2.0** **In the Central Community, sewer, water and storm drain services should be evaluated and maintained to meet capacity needs of new development and population growth.**
- PUF-2.1** Install and upgrade facilities in the Central Community as deterioration and system demand require.

Provision and maintenance of facilities

- Policy PUF-4.0** **Ensure that public streets are maintained and improved throughout the Central Community.**
- PUF-4.1** Upgrade public interior court streets within the Central Community with neighborhood design input.
- PUF-4.2** As funding is available, develop or expand street medians on appropriate north/south streets within the Central Community, specifically 700, 1000, and 1200 East Streets.
- PUF-4.4** Provide consistent neighborhood design themes for street lighting and ensure that street lighting is provided at a pedestrian scale. Coordinate street lighting in designated historic districts with the Historic Landmark Commission to ensure that compatible design and placement patterns are met.
- PUF-4.6** Continue to support and evaluate ways to improve street sweeping and snow removal services for designated City owned rights-of-way throughout the Central Community.

Central Community Master Plan – Implementation
(clean copy)

Implementation measures for the Central Community Master Plan are applicable either community-wide or to a specific neighborhood. The agencies involved are within City departments as well as outside agencies. The Housing and Neighborhood Development Division (HAND), Transportation Division, Redevelopment Agency (RDA), Planning Division, the Arts Council, Business Services, Building and Permits, and the development review and zoning compliance staff are all part of the Community and Economic Development Department (CED) of the City.

Implementation	Applicable Area	Agencies Involved	Time Frame
1 Zoning: Review the zoning district map and initiate and process appropriate zoning petition changes to make the zoning district map consistent with the Future Land Use map of the Central Community Master Plan.	Community-wide	Planning	1-5 years
2 Specific Plans: Subject to funding and staff availability, develop one or more of the following plans as warranted: <ul style="list-style-type: none"> a. 1100 East Street Residential Business zoning district b. small area plan. c. West Temple Gateway Plan. d. Salt Lake Community College expansion area. e. State Street corridor plan. f. 450 South small area plan. g. 900 South between 200 and 500 East Residential h. Business zoning district small area plan. 	Community-wide	Planning	1-10 years
RESIDENTIAL LAND USE			
Implementation	Applicable Area	Agencies Involved	Time Frame
1 Financing Improvements: Continue and develop programs that assist development of rental and owner-occupied affordable housing, residential rehabilitation and neighborhood improvement programs.	Community-wide	RDA, HAND, Planning,	On-going
5 Housing Location: Evaluate distribution and spacing of independent senior, assisted and elderly care residential facilities. Such facilities should be located near accessible commercial retail sales and service land uses and mass transit stops or stations.	Community-wide	HAND, Planning	Every 5 years
6 Housing Opportunity: Consider site-specific land use studies and plans for residential infill development areas including targeting specific residential areas for block redesign and/or infrastructure improvements.	Community-wide	RDA, Planning, HAND	On-going, every 5 years
Housing Opportunity: Create a separate TOD zoning district that includes residential land use and urban design regulations to support transit and pedestrian developments.	People's Freeway, Central City and East Central North	Planning	1-5 years
12 Zoning Investigation: Map conditional use locations and evaluate to determine the appropriate threshold of	East Central North and	Planning	1-5 years

conditional uses that indicate a cumulative impact in residential neighborhood areas. Evaluate the concentration and spacing of conditional uses with respect to neighborhood impacts and protection of the housing stock.	Central City		
13 Zoning Investigation: Review mixed use zones to consider requiring a residential host and encouraging community- oriented land uses integrated with residential projects and to consider combined living and professional office units throughout the same building.	Gateway and Central City	Planning	1-5 years

COMMERCIAL LAND USE

Implementation	Applicable Area	Agencies Involved	Time Frame
12 Zoning Analysis: Evaluate neighborhood commercial nodes to determine appropriate design guidelines and amend zoning regulations and maps appropriately. Implement a neighborhood commercial node program that addresses land use, design, infrastructure, funding assistance and boundaries relevant to neighborhood commercial and residential growth patterns.	Community-wide	Planning	1-5 years
15 Land Development: Evaluate and amend City ordinances to encourage the use of transfer of development rights, first right of refusal (city authority), and density bonus incentives.	Community-wide	Planning, City Attorney	1-20 years

INSTITUTIONAL LAND USE

Implementation	Applicable Area	Agencies Involved	Time Frame
3 Zoning: Review zoning regulations to allow institutional, cultural and entertainment facilities within Transit Oriented Development areas to create destinations and increase accessibility.	People's Freeway, Central City and East Central North	Planning	1-5 years
9 Community Outreach: Improve and encourage communication processes for neighborhoods abutting college campuses to address issues relating to campus expansion. Work with colleges and universities to develop campus master plans and programs.	Community-wide	Business Services, Planning	On-going
10 Community Outreach: Encourage review of medical and clinic expansion projects and other institutional land uses with neighborhood organizations.	Community-wide	Planning	On going
16 Parking: Evaluate zoning and code enforcement policies to resolve parking issues for institutional land uses through alternative and shared parking programs.	Community-wide	Planning, Business Services	On-going
17 Institutional Re-use: Investigate vacant or abandoned institutional uses for potential conversions to open space or residentially compatible land uses.	Community-wide	Planning	On-going

PARKS, OPEN SPACE AND RECREATION

Implementation	Applicable Area	Agencies Involved	Time Frame
4 Program: Support a long-range park construction	Community-wide	Planning,	1-5 years

	schedule to implement a Parks and Recreation Master Plan for the Central Community.		Public Services, Engineering	
8	Program: Encourage Community Councils to implement public participation programs that include plant-a-tree, playground equipment placement, and park maintenance.	Community-wide	Community Affairs, Public Services	1-5 years
10	New Park: Explore options with the State regarding abandoned freeway corridors and excess right-of-way.	People's Freeway and Gateway	Planning, Property Management, RDA	5-20 years
16	Future Project: Consider opportunities to protect and bring City Creek to the surface between the Central Business District and the Jordan River.	Gateway and Downtown	Planning, RDA, Public Utilities, Engineering, Public Services	5-15 years
17	Future Project: Improve the linear park along the west side of 700 East between 1300 South and 2100 South.	Liberty and East Central South	Planning, Public Services	5-15 years

Transit Oriented Development

Implementation	Applicable Area	Agencies Involved	Time Frame
1 Codes: Create Transit Oriented Development zoning regulations and apply to the transit areas depicted on the Future Land Use map.	Community-wide	Planning	1-5 years
7 Land Use: Develop pedestrian amenities in high-density areas near light rail stations.	Community-wide	Planning, Transportation	On-going
8 Tracking/Monitoring: Review regulations where historic districts and Transit Oriented Development districts coexist to ensure appropriate preservation.	Community-wide	Planning	On-going

Access and Mobility

Implementation	Applicable Area	Agencies Involved	Time Frame
1 Administration: Incorporate the Transportation Master Plan policies during the site plan review process.	Community-wide	Transportation, Planning, RDA	On-going
2 Administration: Incorporate the Bicycle and Pedestrian Master Plan policies during site plan and design review of development applications. Continue to develop bike paths and trails on 300 East, 800 and 1300 South, and 200 West.	Community-wide	Transportation, Planning, Public Services	On-going
5 Design: With new development encourage the construction of direct pedestrian pathways and/or pedestrian zones to connect with neighboring land uses, parking lots and mass transit.	Community-wide	Planning, Public Services, RDA	On-going
6 Future Project: Encourage interior mid-block access corridors for more convenient pedestrian and non-motorized circulation through the City's 10-acre block neighborhoods.	Central City and East Central North	Planning, RDA, Engineering, Transportation	On-going
7 Future Project: Coordinate with the Utah Transit Authority on the location of bus stops and transfer points	Community-wide	Planning, Transportation	On-going

	to support the community land use patterns.			
9	Future Project: Evaluate ways to enhance pedestrian mobility within the People's Freeway Neighborhood. Provide improved and safer pedestrian corridors connecting People's Freeway to the residential areas east of State Street, especially for school children.	People's Freeway	Transportation, Public Services, SLC School Board	1-5 years
11	Codes: Evaluate City policies for the conversion of private streets to public streets for roadways that do not comply with standard city street specifications.	Community-wide	Planning, Property Management	5-10 years
13	Parking: Investigate the use of shared parking between day and evening land uses to encourage off-street parking.	Community-wide	Business Services, RDA, Planning	On-going

HISTORIC PRESERVATION

Implementation	Applicable Area	Agencies Involved	Time Frame
1 Assist: Investigate ways to assist property owners in maintaining or rehabilitating historic properties to satisfy design guidelines. Evaluate a grant or matching loan program to assist residential and commercial property owners in the maintenance and renovation of historic properties.	Community-wide	Planning, RDA, HAND	5-10 years
2 Codes: Administer the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure compatible renovation and construction.	Community-wide	Planning	On-going
4 Codes: Re-evaluate uses permitted within historic structures as a means to preserve the structure.	Community-wide	Planning	1-5 years
5 Codes: Review zoning regulations to ensure existing zoning does not encourage or promote the demolition of significant and contributing structures or properties.	Community-wide	Planning	On-going
7 Codes: Develop an ordinance to discourage vacant or boarded buildings that are contributing or landmark sites.	Community-wide	Planning	1-5 years
9 Research: Continue to pursue funding for historic resource surveys at both the reconnaissance and intensive level to identify sites and neighborhoods that have historic or architectural significance and designate the sites and districts to national or local registers where appropriate.	Community-wide	Planning	On-going
11 Education: Make design guidelines and historical and preservation information easily accessible through publications, the internet, and specific organizations.	Community-wide	Planning	On-going
12 Funding: Continue to apply for historic preservation grants for administration of districts and landmark sites and to assist in physical rehabilitation of designated historic buildings and properties.	Community-wide	Planning	On-going

Urban Design

Implementation	Applicable Area	Agencies Involved	Time Frame
8 Codes: Consider creating a compatibility ordinance for	Community-wide	Planning,	1 year

new construction (infill), renovations, and restorations in some areas or neighborhoods.		Development Review	
10 Codes: Support design guidelines that support neighborhood and community development in Transit Oriented Development districts with emphasis on pedestrian and residential spaces and the public realm.	Community-wide	Planning, RDA	On-going
13 Guidelines: Consider the use of CPTED principles of all public parks, open space and recreation facilities.	Community-wide	Planning, Public Services	On-going
14 Design Enhancements: Encourage relocation of overhead utilities underground during new construction and when replacing outdated facilities.	Community-wide	Public Services, Engineering, Planning	1-15 years
15 Design Enhancements: Provide street trees and replace dead or damaged trees in parks and open space areas.	Community-wide	Public Services	On-going
16 Future Project: Strengthen the urban design features of State Street between the State Capitol and City & County building with consistent street fixtures.	Downtown	Planning, Engineering	1-10 years
19 Future Project: Encourage visual amenities along State Street, 700 East and 800 South.	Community-wide	Planning, Engineering, Public Services,	1-10 years
Environment			
Implementation	Applicable Area	Agencies Involved	Time Frame
5 Flood: Review all building permits to determine if sites are located in 100-year floodplains. Require that buildings in a floodplain be designed to resist flooding.	Community-wide	Building and Safety, Development Review	On-going
7 Water: Consider policies and ordinances to preserve existing open stream corridors.	Community-wide	Planning	On-going
8 Water: Consistently administer and enforce the Groundwater Source Protection Ordinance.	Community-wide	Planning, Public Utilities, Engineering, Building and Safety	On-going
9 Water: Develop programs and literature to help educate citizens about the importance of groundwater protection and appropriate handling and disposal of potential contaminants.	Community-wide	Public Utilities	On-going
11 Water: Consider policies to promote further conservation and decrease water waste.	Community-wide	Public Utilities, Public Services	1-5 years
13 Air: Develop transportation and parking policies that favor use of mass transit and non-motorized transportation methods in order to help reduce cumulative air emissions.	Community-wide	Planning, Transportation, RDA	On-going

Public Utilities and Facilities			
Implementation	Applicable Area	Agencies Involved	Time Frame
9 Street Medians: As funding is available, develop and maintain street medians on selected north/south streets identified within the Central Community, specifically 700, 1000 and 1200 East Streets.	Central City and East Central North	Transportation, Engineering, Planning	1-10 years

Central Community Master Plan Committee Goals and Recommendations Addendum

In the process of developing the Master Plan for the Central Community, the Central Community Master Plan Committee developed the following goals and recommendations, which are not a part of the adopted Master Plan, but are presented here as an addendum for informational purposes.

Residential land use

1. Ensure that public housing facilities are well maintained. Strongly discourage the loss of existing public housing when funding incentives cease. Support maintenance of affordable housing and preservation of federally funded housing after expiration of subsidies such as Section 8 project-based developments.
2. Prevent demolition of low density structures in higher density zoning classifications through renovation or conversion of existing of multi-dwelling housing structures.
3. Encourage additions and new residential construction that is compatible with existing architecture, scale, and neighborhood character and adjacent land uses.
4. Within the Central Community Master Plan area, promote site design for the development of the “neighborhood yard,” the visually shared spaces created by front yards and the area between the curb and property line.

Commercial land use

1. Increase promotional strategies to support existing neighborhood commercial businesses in the Central Community.
2. Periodically evaluate municipal regulations to ensure zoning, business licensing and parking regulations do not hamper the success of small locally owned businesses.
3. Encourage neighborhood and community commercial land uses from transforming into regional land uses or encroaching into residential neighborhoods.

Institutional land use

1. Institutional facilities that locate or expand in residential neighborhoods must be at a neighborhood scale, include pedestrian amenities, be compatible in design with adjacent structures and the neighborhood, and not compromise the residential integrity of the neighborhood.
2. Prohibit the location or expansion of institutional facilities that displace or remove residential uses.
3. Improve and strengthen relationships between institutions and residential neighborhoods.
4. Provide tools like residential parking or shared parking lots to help mitigate the effect of traffic and parking congestion caused by existing institutional land uses.
5. Incorporate the concepts of Crime Prevention Through Environmental Design (CPTED) into the design review of all institutional projects.

Parks, Open Space and Recreational land use

- Obtain adequate funding for the acquisition, development, maintenance, and repair of parks, open space, and recreation sites.

Environment

1. Support the Salt Lake City Green program.
2. Develop an Environmental Management System, with internal policies concerning the environmental impact of city activities. These policies will range from prohibiting the use of hazardous chemicals to clean city buildings to mandating regular assessments of departments for their compliance with environmental policies.
3. Use high performance / energy efficient practices in buildings constructed by the City or using City funds to reduce energy and resource costs.
4. Develop a program that encourages businesses to understand the positive relationship between economics and ecology and that environmentally sound practices are good for businesses and citizens of the community.
5. Support Central Community participation in the Cool Communities program to reduce the “urban heat island effect,” to lower cooling costs, and to reduce electric power consumption.
6. Support and implement the goals of *the Salt Lake City Urban Forest Management Plan*.
7. Manage urban development to protect the environment and the well-being of the community.
8. Encourage productive re-use of brownfield sites and other contaminated areas.
9. Support the Division of Air Quality in enforcing air quality standards.
10. Encourage land use patterns and site development techniques that reduce formation, retention, or emission of contaminants.
11. Encourage enforcement of the Salt Lake County Health Department noise standards and ordinances.
12. Support implementation of a street lighting plan to reduce glare while adequately lighting all public areas.
13. Support regional plans and programs that assist in solid waste reduction and management.
14. Establish programs that support the reduction of waste, the reuse of materials, and the recycling of materials.
15. Investigate a program for recycling building materials to help reduce landfill deposits.
16. Encourage adaptive reuse of buildings rather than demolition.

IMPLEMENTATION			
Residential Land Use			
Implementation	Applicable Area	Agencies Involved	Time Frame
2 Community Participation: Empower communities through block and neighborhood associations. Create a neighborhood recognition program to increase community involvement. Recognition could include: a. Maintaining yards and attractive street frontages, b. Rehabilitated and well maintained homes, c. Public and private art-work, d. Front porch designs, e. Crime prevention practices.	Community-wide	Community Affairs, Arts Council, Police, Historic Landmark Commission	1-5 years, On-going
4 Housing Design: Establish administrative procedures that require review of the design and architecture of new residential construction to address neighborhood scale, character and pedestrian circulation.	Community-wide	Planning	On-going
9 Housing Opportunity: Evaluate compatibility, service, function, value and impacts to surrounding neighborhoods of converting non-conforming land uses to residential uses.	<u>East Central North and Central City</u>	<u>Planning</u>	<u>1-5 years</u>
10 Housing Opportunity: Develop appropriate standards for accessory, studio and secondary dwellings in low-density residential neighborhoods.	Community-wide	anning, HAND, Business Services	5-10 years
17 Administrative Resources: Increase administrative resources for residential design review at adequate levels to address neighborhood compatibility issues.	Community-wide	Planning	1-5 years
18 Administrative Resources: Increase funding for code enforcement staffing and city housing resources.	Community-wide	HAND	1-10 years
19 Administrative Resources: Increase administrative resources for public education and information about property re-investment and rehabilitation.	Community-wide	Planning, HAND	On-going
20 Administration Tracking: Monitor population growth and condition of housing stock changes on an annual basis.	Community-wide	Information Services, HAND	On-going
21 Housing Preservation: Conduct historic resource surveys to identify future residential sites worthy of preservation and historic designation.	Community-wide	Planning	1-10 years
22 Housing Preservation: Determine the viability of conservation and historic districts for expanding neighborhood preservation opportunities. Obtain necessary staff and resources to fulfill Central Community's demand for residential preservation.	Community-wide	Planning	5-10 years

<p>23 Housing Preservation: Establish a volunteer program where architectural building features are salvaged when demolition of residential property takes place. Make salvaged items available for reuse on other rehabilitation projects.</p>	Community-wide	HAND, RDA, Planning	On-going
Commercial Land Use			
<p>3 Administration: Obtain additional funding and staffing to provide more direct and informative customer services to the general public and applicants requesting city licenses, permits or assistance with municipal codes and procedures.</p>	Community-wide	Business Services	1-5 years
<p>6 Administration: Evaluate and amend penalties for non-residential property owners who fail to maintain properties. Increase code enforcement staffing to address increased development.</p>	Community-wide	Zoning Compliance, Planning	1-5 years
<p>9 Incentives: Evaluate a land or financial credit program for commercial projects that contribute to open space, residential land use or public space areas beyond minimum zoning regulations.</p>	Community-wide	RDA, Planning	5-10 years
<p>10 Incentives: Continue program support for the storefront rehabilitation program that includes matching funds, grants, or low interest loans for small-scale neighborhood commercial revitalization.</p>	Community-wide	RDA, Business Services	On-going
<p>13 Economics: Require an economic analysis as due diligence prior to permitting significant new commercial developments. Annually analyze economic growth based upon land use designations and zoning to verify whether Salt Lake City is supporting land and business development that provides net economic gain.</p>	Community-wide	Business Services	On going
Industrial Land Use			
<p>1 Relocation: Assist industrial land uses to relocate to other appropriate industrial areas outside of the Central Community.</p>	People's Freeway and Gateway	Planning	10-20 years
Institutional Land Use			
<p>1 Medical: Encourage the location of community and regional medical facilities in the Gateway Area.</p>	Gateway	Planning, RDA	5-20 years
<p>6 Location: Locate cultural/entertainment facilities such as museums, educational and technology centers and art centers in complementary and supportive areas of the community.</p>	Community-wide	Planning	On-going
Urban Design			
<p>5 Funding and Administration: Develop public funding resources for neighborhood identity projects. Involve the Salt Lake City Arts Council in promoting neighborhood identity with public art.</p>	Community-wide	Community Affairs, Arts Council	1- 10 years

17	Future Project: Identify visual characteristics and create landmarks at “gateway entries” within the Central Community, such as Interstate access points to the Central Business District and Gateway area.	Community-wide	Planning, Engineering, Public Services	1-10 years
18	Future Project: Investigate planting of a double line of street trees along 500 and 600 South Streets to minimize high traffic volume impacts on adjacent residential properties.	Central City	Public Services, Planning	1-5 years

**Council Central Community Master Plan Subcommittee Review and Recommendations
Central Community Master Plan – Policies
Master Draft Document**

- Expand programs - increase in costs
- Create new programs – increase in costs
- Policy issues that go beyond Council position or have not been acted on by the Council
- Non-land use related statements
- * Applicable citywide

Residential land use policies

Residential land use policies are organized into four main categories: Overall land use policy, policies for existing housing, policies for new construction, and policies for residential mixed use.

Overall land use policy

- * **Policy RLU 1.0 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.**

Ok - leave in Plan

Copy to Potential City-wide Policies

RLU-1.1 Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.

Ok - leave in Plan

RLU-1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.

Ok - leave in Plan

RLU-1.3 Restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway.

Ok - leave in Plan

RLU-1.4 Preserve the character of the inner-block courts.

Ok - leave in Plan

RLU-1.5 Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.

Ok - leave in Plan

Copy to Potential City-wide Policies

* **RLU-1.6** Encourage coordination between the Future Land Use map, zoning ordinances, and the *Salt Lake City Community Housing Plan*.

Ok - leave in Plan

Copy to Potential City-wide Policies

* **RLU-1.7** Ensure that future amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of non-conforming land uses.

Ok - leave in Plan

Copy to Potential City-wide Policies

* ~~**RLU-1.8** Institute compatibility review to ensure new or add-on residential construction that is compatible with and complements the character of established neighborhoods.~~
Move to Potential Future Council Policy Discussion (same as RLU 3.6)

Existing housing policy

* **Policy RLU- 2.0** Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations, and design review.

Ok - leave in Plan

Copy to Potential City-wide Policies

Preservation and rehabilitation

* **RLU-2.1** Preserve housing stock through incentives and code enforcement by implementing the *Salt Lake City Community Housing Plan*.

Ok - leave in Plan

Copy to Potential City-wide Policies

* **RLU-2.2** Consider opportunities for the City to purchase residential properties and market them through City housing programs.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **RLU-2.3** Provide improvement programs for redevelopment and rehabilitation of residential structures and neighborhoods.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **RLU-2.4** Assist homebuyers by marketing available government funding programs and residential rehabilitation programs, such as tax benefits for owners of structures in National Register Historic districts.

Ok - leave in Plan

Copy to Potential City-wide Policies

- ~~* **RLU-2.5** Ensure that public housing facilities are well maintained. Strongly discourage the loss of existing public housing when funding incentives cease. Support maintenance of affordable housing and deter potential change over to market rate housing after expiration of subsidies.~~

Move to Potential Future Council Policy Discussion document

Include as Community Council goal or recommendation

- ~~* **RLU-2.6** Prevent demolition of low density structures in medium density zones by allowing renovation and conversion of structures to multi dwelling housing without significant change to the building footprint or exterior architecture.~~

Move to Potential Future Council Policy Discussion document

Include as Community Council goal or recommendation

Design compatibility

- ~~* **RLU-2.7** Use compatibility review to ensure that all residential construction is compatible with existing architecture, scale, and neighborhood character and with adjacent land uses.~~

Move to Potential Future Council Policy Discussion document

Include as Community Council goal or recommendation

- RJU-2.8** Promote the *Design Guidelines for Residential Historic Districts in Salt Lake City* as a model for appropriate restoration and rehabilitation in all neighborhoods.

Prevention of deterioration

- * **RLU-2.10** Promote Reduction of deterioration of residential neighborhoods through code enforcement practices.

Ok - leave in Plan
Copy to Potential City-wide Policies document

- * **RLU-2.11** Encourage the use of programs to facilitate the rehabilitation or replacement of unsafe or boarded structures.

Ok - leave in Plan
Copy to Potential City-wide Policies

Copy to Potential City-wide Policies document

- * **RLU-2.12** Encourage the Enforcement of landscaping requirements for vacant buildings and property.

Ok - leave in Plan
Copy to Potential City-wide Policies

New construction policy

- * **Policy RLU-3.0** **Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.**

Ok - leave in Plan
Copy to Potential City-wide Policies

Variety of options

- * **RLU-3.1** Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.

Ok - leave in Plan
Copy to Potential City-wide Policies

- * **RLU-3.2** Encourage a mix of affordable and market- rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

Ok - leave in Plan
Copy to Potential City-wide Policies

Design innovation

- * **RLU-3.3** Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

Ok - leave

Copy to Potential City-wide Policies

- * ~~**RLU-3.4** Allow density bonus incentives through a conditional use or administrative process for architecturally unique residential projects that protect the neighborhood character.~~

Move to Potential Future Council Policy Discussion document

- * **RLU-3.5** Encourage high performance, energy-efficient residential development.

Ok – leave in Plan

Copy to Potential City-wide Policies

Compatibility

- * ~~**RLU-3.6** Use compatibility review to ensure that all residential construction is compatible with existing architecture, scale, and neighborhood character and with adjacent land uses.~~

Move to Future Council Policy Discussion document – (same as statement RLU-1.8)

- * ~~**RLU-3.7** As part of the analysis for specific development request approvals, review residential construction projects to ensure that they comply with the Central Community Master Plan and other specific or neighborhood plans, policies, regulations, and design criteria.~~

Infill and rehabilitation

- * **RLU-3.8** Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighborhoods within the Central Community.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **RLU-3.9** Identify properties for new residential construction or rehabilitation and work with local community development corporations (CDC's), the City Housing Division, and the Redevelopment Agency to develop new infill and rehabilitation projects.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~* **RLU 3.10** Encourage architecturally compatible infill housing on vacant lots and replacement housing on lots containing nonconforming uses.~~

Move to Potential Future Council Policy Discussion

Mixed use policy

- * **Policy RLU-4.0** Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~* **RLU 4.1** Encourage second floor residential dwellings above small commercial land uses and ensure building designs are compatible with neighborhood character.~~

Move to Potential Future Council Policy Discussion

~~* **RLU 4.2** Require a residential component for new development within areas zoned for mixed use. Same as 4.1~~

Move to Potential Future Council Policy Discussion

- RLU-4.3** Encourage the development of high-density residential and mixed use projects in the Central Business District, East Downtown, and Gateway areas.

Ok - leave in Plan

~~* **RLU 4.4** Create regulations to allow residential and office mixed use structures that provide residential living and professional office space within the same commercial building. Same as 4.1~~

- * **RLU-4.5** Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

Ok - leave in Plan
Copy to Potential City-wide Policies

Commercial land use policies

Variety of commercial services

- * **Policy CLU-1.0** Provide a range of commercial land uses in the Central Community.

Ok - leave in Plan
Copy to Potential City-wide Policies

- * **CLU-1.1** **Neighborhood Commercial:** Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.

Ok - leave in Plan
Copy to Potential City-wide Policies

- * **CLU-1.2** **Community Commercial:** Locate community level retail sales and services on appropriate arterials and do not encroach upon residential neighborhoods or generate community-wide parking and traffic issues.

Ok - leave in Plan
Copy to Potential City-wide Policies

- CLU-1.3** **Central Business District:** Increase multiple land use activities within a dense urban area following the guidelines established in the *Downtown Master Plan*. The area should become a 24-hour center of activity.

Ok - leave in Plan

- * **CLU-1.4** **High Density Mixed Use:** Target areas adjacent to light rail stations in the downtown area for higher intensity commercial use and medium to high-density housing.

Ok - leave in Plan
Copy to Potential City-wide Policies

Commercial development

- * **Policy CLU-2.0** Support new and existing commercial businesses and improve commercial development opportunities in the Central Community.

Ok - leave in Plan
Copy to Potential City-wide Policies

Opportunities

- * **CLU-2.1** Promote Salt Lake City as a viable business community through improved business/city administration communication and relationships, business recruitment and incentives for new and existing businesses.

Ok - leave in Plan

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- * **CLU-2.2** Encourage adaptive reuse of warehouse, commercial and industrial structures.

Ok - leave in Plan

- ~~* **CLU-2.3** Increase promotional strategies to support neighborhood commercial businesses in the Central Community.~~

Include as Community Council goal or recommendation

Copy to Potential City-wide Policies document

- ~~* **CLU-2.4** Support neighborhood commercial nodes in low to medium density residential areas through business incentives and provide new small neighborhood commercial sites in planned development projects when appropriate.~~

Regulations

- ~~* **CLU-2.5** Periodically evaluate municipal regulations to ensure zoning, business licensing and parking regulations do not hamper the success of small locally owned businesses.~~

Move to Potential Future Council Policy Discussion document

Include as Community Council goal or recommendation

- ~~* **CLU-2.6** Evaluate significant new commercial land use initiatives to verify that they provide a net economic gain to the City, while limiting their negative economic impact on existing businesses.~~

- ~~* **CLU-2.7** Regulate neighborhood and community commercial land uses from transforming into regional land uses or encroaching into residential neighborhoods.~~

Move to Potential Future Council Policy Discussion document

Include as Community Council goal or recommendation

- ~~* **CLU-2.8** Require housing mitigation when property owners demolish or cause the loss of any residential dwelling for commercial development if the property is rezoned commercial from a residential zoning classification.~~

Move to Potential City-wide Policies document

Location

CLU-2.9 Encourage international business and corporate headquarters to locate in the Central Business District.

Ok - leave in Plan

CLU-2.10 Encourage mixed use development opportunities that integrate diverse land uses in the same building or cluster of buildings in the Central Business District and the high-density transit oriented development areas.

Ok - leave in Plan

CLU-2.11 Encourage the use of industrial/commercial condominiums for mixing business uses.

Ok - leave in Plan

Transit oriented development

* **Policy** **CLU-3.0** Encourage commercial projects in and near light rail corridors to support transit oriented development.

Ok - leave in Plan

Copy to Potential City-wide Policies

CLU-3.1 Support balanced business development near and in Central Community transit oriented development districts.

Ok - leave in Plan

* **CLU-3.2** Encourage the reuse of existing commercial buildings when appropriate to support transit oriented development.

Ok - leave in Plan

Copy to Potential City-wide Policies

Compatibility

* **Policy** **CLU-4.0** Ensure commercial land uses are compatible with neighboring properties.

Ok - leave in Plan

Copy to Potential City-wide Policies

* **CLU-4.1** Encourage appropriate re-use of existing non-conforming or non-complying commercial and industrial structures on a case-by-case basis.

Ok - leave in Plan

Copy to Potential City-wide Policies

Move to Potential Future Council Policy Discussion

* **CLU-4.2** Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **CLU-4.3** Encourage commercial centers to minimize parking and traffic congestion impacts upon surrounding residential neighborhoods.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **CLU-4.4** Encourage relocation of incompatible commercial uses in residential areas to more suitable commercial sites.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **CLU-4.5** Locate commercial land uses on streets that have adequate carrying capacity. For example, locate regional commercial businesses on arterials and freeways, not on local residential streets.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **CLU-4.6** Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **CLU-4.7** Encourage the reduction of outdoor storage areas on commercial and industrial establishments and promote urban design methods for screening such land uses.

Ok - leave in Plan

Copy to Potential City-wide Policies

Property deterioration

- * **Policy CLU-5.0** Prevent commercial property from deteriorating and causing neighborhood blight.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~**CLU-5.1** Encourage the removal of abandoned and vacated commercial structures that are deteriorated beyond repair and do not contribute to the historic fabric of the City.~~

- * **CLU-5.2** Replace commercial buildings on commercially zoned property when structural rehabilitation is not feasible. Redevelopment opportunities should consider mixed land use when replacing commercial structures.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **CLU-5.3** ~~Provide~~ Encourage more stringent code enforcement on commercial properties ~~that are continuously in violation of city codes.~~

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **CLU-5.4** Continue and increase coordination between City capital improvement projects, private commercial development and redevelopment project areas. Encourage businesses to locate in these improvement areas.

Ok - leave in Plan

Copy to Potential City-wide Policies

Industrial land use policies

- * **Policy ILU-1.0** Promote light industrial and commercial development in the areas designated as Regional Commercial / Industrial Land Use.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **ILU-1.1** Maintain zoning classifications that permit light industrial and large-scale commercial development.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **ILU-1.2** Support enhancement of freeway access to 300 West Street from the 900 South interstate off-ramp rather than at West Temple Street.

- * **Policy ILU-2.0** Limit Industrial land use development within the Central Community.

Prevent expansion, intensification and location of industrial land uses near residential neighborhoods in the Central Community.

Ok - leave in Plan

- ~~**ILU-2.1** Prevent expansion, intensification and location of industrial land uses near residential neighborhoods in the Central Community. Combine with ILU-2.0 above.~~

- ~~* **ILU-2.2** Encourage relocation of heavy industrial land uses from the Central Community to more appropriate areas of the City.~~

- * ~~**Policy ILU-3.0** Prevent industrial land use deterioration through reinvestment.~~

- ~~* ILU-3.1 — Remove derelict industrial buildings where appropriate, and replace with temporary, landscaped open space until a new use is developed.~~

Institutional land use policies

The Institutional land use policies are grouped into seven categories: Community-wide, Cultural/Entertainment, Educational, Government, Medical, Religious, and Social Services.

Community-wide institutional land use policy

- * Policy INSLU-1.0 Mitigate the impacts Institutional land uses on surrounding residential neighborhoods.

Ok - leave in Plan

Copy to Potential City-wide Policies

- ~~* INSLU-1.1 — Institutional facilities that locate or expand in residential neighborhoods must be at a neighborhood scale, include pedestrian amenities, be compatible in design with adjacent structures and the neighborhood, and not compromise the residential integrity of the neighborhood.~~

Move to Potential Future Council Policy Discussion document

Include as Community Council goal or recommendation

- ~~* INSLU-1.2 — Prohibit the location or expansion of institutional facilities that displace or remove residential uses.~~

Move to Potential Future Council Policy Discussion document

Include as Community Council goal or recommendation

- ~~* INSLU-1.3 — Improve and strengthen relationships between institutions and residential neighborhoods.~~

Include as Community Council goal or recommendation

- ~~* INSLU-1.4 — Provide tools like residential parking or shared parking lots to help mitigate the effect of traffic and parking congestion caused by existing institutional land uses.~~

Include as Community Council goal or recommendation

- * **INSLU-1.5** Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs.

Ok - leave in Plan

Copy to Potential City-wide Policies

- ~~* **INSLU-1.6** Mitigate the negative impacts of special events, activities, and recreation programs at institutional locations on the surrounding neighborhood and its residents.~~

Copy to Potential City-wide Policies document

- * **INSLU-1.7** Discourage the encroachment of medical facilities into adjacent residential neighborhoods. Encourage new medical facilities in underserved areas of the community where appropriate and supported by residents.

Relocated from Medical Land Use Policy INSLU 5.3

Copy to Potential City-wide Policies

- * **INSLU-1.8** Provide for appropriate re-use of abandoned or vacant religious facilities with day care and other social services, residential, or open space land uses. In historic districts, encourage a use that assists in the preservation of contributory structures.

Relocated from Religious Land Use Policy INSLU 6.3

Copy to Potential City-wide Policies

Cultural / entertainment land use policy

- * **Policy INSLU-2.0** ~~Ensure that~~ Encourage the availability of cultural and entertainment resources are made available to ~~in~~ the Central Community.

Ok – leave in Plan

Copy to Potential City-wide Policies

- INSLU-2.1** Encourage existing cultural and entertainment facilities and organizations to remain in the Central Community and expand where appropriately zoned and consistent with the City's adopted plans.

Ok - leave in Plan

- * **INSLU-2.2** Promote the use of parks and plazas for cultural events and ensure that the size of the event does not exceed the facility's capacity.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~* INSLU 2.3 — Support adequate funding levels for diverse cultural and artistic events and programs.~~

~~* INSLU 2.4 — Encourage the integration of cultural and entertainment facilities and commercial retail/service and other complementary uses.~~

Educational land use policy Land use policy for educational purposes

* **Policy INSLU-3.0** **Improve Support quality education and the availability of educational, research, information, and technology resources for all ages throughout the Central Community.**

Ok – leave in Plan

Copy to Potential City-wide Policies document

~~* INSLU-3.1 — Promote quality education and educational resources for all ages within the Central Community.~~

Combine with Policy INSLU-3.0 above

* **INSLU-3.2** Work with the Salt Lake City School District, UTA, and other agencies to coordinate education land uses with transportation and housing plans.

Ok - leave in Plan

Copy to Potential City-wide Policies document

* **INSLU-3.3** Encourage community use of existing school district facilities and support preservation of school ground recreational fields and playgrounds for public use.

Ok - leave in Plan

Copy to Potential City-wide Policies document

* **INSLU-3.4** ~~When school district facilities are identified for closure, w~~Work with the school district to identify compatible reuses for facilities identified for closure to ensure that vacant facilities find a compatible reuse.

Ok - leave in Plan

Copy to Potential City-wide Policies document

~~* INSLU-3.5 — Develop zoning and building codes that facilitate the transformation from one institutional use to another or to residential uses.~~

INSLU-3.6 Encourage universities and colleges to locate research and development facilities and new satellite campuses in the Gateway area and the Central Business District near light rail stations and bus corridors, rather than in adjacent residential neighborhoods.

Ok - leave in Plan

INSLU-3.7 ~~Prevent~~ Oppose University of Utah expansion into residential neighborhoods.

Ok - leave in Plan

INSLU-3.8 Work with the University of Utah to mitigate the traffic, parking, and other problems caused by its proximity to residential neighborhoods.

Ok - leave in Plan

* INSLU-3.9 ~~Implement programs and~~ Encourage and support programs that provide incentives to attract families with children to existing neighborhoods.

Ok - leave in Plan

Copy to Potential City-wide Policies document

Government land use policy Land use policy for government purposes

* **Policy** INSLU-4.0 ~~Provide public services~~ government facilities accessible to the public that meet the needs of the community.

Ok - leave in Plan

Copy to Potential City-wide Policies document

INSLU-4.1 ~~Encourage the~~ Concentration of government office facilities and courts in the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people.

* ~~INSLU-4.2~~ ~~Increase funding and participation in public safety~~ community outreach programs.

* INSLU-4.3 ~~Increase~~ Encourage neighborhood participation in volunteer crime prevention and emergency response programs.

Ok - leave in Plan

Copy to Potential City-wide Policies document

* INSLU-4.4 Ensure City and encourage Federal, State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community.

Ok - leave in Plan

Copy to Potential City-wide Policies

Parks, Open Space and Recreational land use policies

These policies fall into four main groups: Provision of a variety of parks, open spaces, and recreational facilities; protection and preservation; funding; and incorporating open space into mixed use and high-density residential development.

Quantity and variety

- * Policy POSRLU-1.0 ~~Provide~~ Encourage or support an adequate amount of varied park, open space, and recreational land uses as measured by the national standard for parks.

Ok - leave in Plan

Copy to Potential City-wide Policies document

- ~~* POSRLU-1.1~~ ~~Reduce the open space deficit as measured by the national standard for parks.~~
Combined with POSRLU-1.0 above

- * POSRLU-1.2 Support the proposed trail system that will serve the Central Community.

Ok -leave in Plan

- ~~* POSRLU-1.3~~ ~~Provide for the distribution of neighborhood parks throughout the community so that all dwellings are located not more than a half-mile from a park.~~

- * POSRLU-1.4 Encourage the development of passive ~~and~~ neighborhood parks, community gardens, dog parks, and open space areas.

Ok -leave in Plan

Copy to Potential City-wide Policies

- * POSRLU-1.5 ~~Ensure that~~ Encourage county and private recreation facilities for all age groups and activity levels ~~are provided~~ within the Central Community.

Ok -leave in Plan

Copy to Potential City-wide Policies

- ~~* POSRLU-1.6~~ ~~Support County and City recreation activities and programs as well as special interest group, events, and programs.~~

Same as POSRLU-1.5 above

Preservation and protection

~~* Policy POSRLU 2.0 — Protect and preserve existing parks and open spaces and the people using them.~~

* POSRLU-2.1 Protect the natural open space areas within the Central Community.

Ok –leave in Plan

Copy to Potential City-wide Policies

* POSRLU-2.2 Prevent further destruction and promote restoration of waterways and creeks where feasible.

Ok –leave in Plan

Copy to Potential City-wide Policies

* POSRLU-2.3 Preserve the historic integrity and character of parks that are located in historic districts or have their own historic designations. Encourage festivals and activity use but discourage uses such as aquariums, museums, planetariums, and storm water detention basins.

Ok –leave in Plan

Copy to Potential City-wide Policies

~~* POSRLU 2.4 — Provide better park site crime prevention measures using Crime Prevention Through Environmental Design techniques.~~

Funding

~~* Policy POSRLU 3.0 — Obtain adequate funding for the acquisition, development, maintenance, and repair of parks, open space, and recreation sites.~~

Include in Community Council goal or recommendation

~~* POSRLU 3.1 — Encourage private developers and corporate sponsors to assist in funding parks and open space areas in the Central Community.~~

Copy to City-wide Policies

~~* POSRLU 3.2 Encourage neighborhood organizations to assist in maintaining their park space through volunteer programs.~~

Copy to City-wide Policies

~~* POSRLU 3.3 Obtain property that is suitable for future parks, open space, or recreation areas.~~

Copy to City-wide Policies

~~* POSRLU 3.4 Aggressively seek grants for the acquisition of parks and open space areas and for the development of recreation facilities.~~

Copy to City-wide Policies

~~Mixed use and high-density residential~~

~~Policy POSRLU 4.0 Require the incorporation of open space into the design of mixed use and high-density land uses.~~

Move to Potential Future Council Policy Discussion

~~POSRLU 4.1 Require mixed use projects to provide adequate amounts of public or private open space in addition to minimum rear, side, and front yards.~~

Move to Potential Future Council Policy Discussion

~~POSRLU 4.2 Require developers of high density residential projects to provide adequate open space for residents.~~

Move to Potential Future Council Policy Discussion

~~POSRLU 4.3 Encourage developers of high density residential projects to make some private open space accessible to the public.~~

Move to Potential Future Council Policy Discussion

Transit Oriented Development policies

Transit-Oriented Development policies fall into these general categories: location, variety of land use; support of transit ridership and historic preservation.

Location

* Policy TOD-1.0 Based on the Future Land Use map, establish Transit-Oriented Districts with a range of land use densities.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~TOD-1.1~~ Establish low density TOD in the area surrounding 200 West and 1300 South Street. Structures should remain in scale with the low density neighborhood. Zoning designations should include regulations to ensure compatibility in these areas.

Move to Potential Future Council Policy Discussion

~~TOD-1.2~~ Establish medium density TOD at the 1300 South/200 West and 600 East/400 South stations.

Move to Potential Future Council Policy Discussion

~~TOD-1.3~~ Establish high density TOD in the Central Business District, the East Downtown 400 South Corridor and in the industrial areas near the 1300 South/200 West light rail station.

Move to Potential Future Council Policy Discussion

~~TOD-1.4~~ TODs are not appropriate east of the current limits of the 400 South TOD as shown on the Land Use map.

Move to Potential Future Council Policy Discussion

Support of transit ridership

* **Policy TOD-2.0 Encourage increased transit ridership to help reduce vehicle miles traveled in the Central Community.**

Move to Potential Future Council Policy Discussion document

* ~~TOD-2.1~~ Encourage businesses to promote transit ridership and support employees who want to use it.

Move to Potential Future Council Policy Discussion document

* ~~TOD-2.2~~ Strategically locate parking lots, parking structures, and park and ride facilities near light rail stations without negative impact on adjacent residential districts.

Move to Potential Future Council Policy Discussion document

* ~~TOD-2.3~~ Promote the use of all forms of alternative transportation, including light rail, buses, biking, walking, shuttles, and car pooling.

Move to Potential Future Council Policy Discussion document.

Variety of land use

* **Policy TOD-3.0 Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment.**

Ok - leave in Plan

Copy to Potential City-wide Policies

* **TOD-3.1** Support a variety of low-, medium- and high-density residential uses around light rail stations in TOD districts, based on the Future Land Use map designations.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **TOD-3.2** At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points.

Ok - leave in Plan

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- * **TOD-3.3** Encourage a variety of commercial uses that share the same clientele and patrons. For example, movie theaters provide a clientele to patronize restaurants, arcades, and retail businesses.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~V* **TOD-3.4** Protect low-density residential structures in low-density TOD districts.~~

- ~~* **TOD-3.5** Create an incentive program in TOD zones to attract development sympathetic to the TOD goals.~~

Design

- ~~* **Policy** **TOD-4.0** Ensure that architectural design review, site planning, and public amenities are incorporated into the creation of TOD districts.~~

Move to Potential Future Council Policy Discussion document.

- ~~* **TOD-4.1** Provide urban design guidelines for TOD districts with specific guidelines for light rail stations.~~

Move to Potential Future Council Policy Discussion document.

- ~~* **TOD-4.2** Support neighborhood characteristic design themes at individual stations to make each station area unique and attractive.~~

Move to Potential Future Council Policy Discussion document.

- ~~* **TOD-4.3** Institute design review to ensure compatibility with contiguous neighborhoods.~~

Move to Potential Future Council Policy Discussion document.

- ~~* **TOD-4.4** Require the developers receiving city incentives provide for the construction and maintenance of public amenities.~~

Move to Potential Future Council Policy Discussion document.

Historic preservation and TOD

**Policy ~~TOD-5.0~~ — Support historic preservation in Transit-Oriented Development Districts.
Move to Potential Future Council Policy Discussion**

**~~TOD-5.1~~ — Ensure the regulations of the Historic Preservation Overlay Zone supercede underlying zoning regulations and other overlay zoning regulations in order to ensure compatibly designed development in historic districts and to prevent the demolition of historic fabric.
Move to Potential Future Council Policy Discussion**

**~~TOD-5.2~~ — Encourage preservation of historic buildings throughout the TOD districts.
Move to Potential Future Council Policy Discussion**

**~~TOD-5.3~~ — Protect contributing structures in national and local historic districts.
Move to Potential Future Council Policy Discussion**

Access and Mobility policies

The transportation policies provide direction for coping with circulation issues and land use compatibility. This plan, in coordination with the Transportation Master Plan, presents opportunities to assist balanced transportation improvements with appropriate land use types. Policies and/or modifications should not deplete carrying capacities or safety of Central Community streets.

Circulation System

* **Policy TRANS-1.0 Improve vehicle and pedestrian circulation throughout the Central City community through coordination of transportation and land use planning.**

Ok - leave in Plan

Copy to Potential City-wide Policies

* **TRANS-1.1 Facilitate multiple modes of travel throughout the Central Community.**

Ok - leave in Plan

Copy to Potential City-wide Policies

* **TRANS-1.2 Ensure a consistent travel/vehicle flow with minimal obstructions on arterials.**

Ok - leave in Plan

Copy to Potential City-wide Policies

* **TRANS-1.3 Minimize , through design review, that street design, pedestrian connections, building/parking areas, and land use designations do not create circulation conflicts between vehicles and pedestrians.**

Ok - leave in Plan

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- * **TRANS-1.4** Ensure that street rights-of-way provide multiple transportation modes when reasonably possible, including sidewalks, trails, bike lanes, mass transit, vehicular lanes, and other modes of transportation.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **TRANS-1.5** Support co-locating basic social services that complement one another such as housing, food, and clothing, and locate them near transit so those in need can easily access necessary services.

Moved from Institutional Land Use section INSLU 7.5

Copy to Potential City-wide Policies

Traffic Control

- * **Policy TRANS-2.0** Improve vehicle circulation through street design and traffic signal synchronization.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **TRANS-2.1** Continue participation in the valley-wide signal coordination program. Ensure that traffic circulates on arterial streets smoothly providing commuters efficient access to their destination points.

Ok - leave in Plan

Copy to Potential City-wide Policies

- ~~* **TRANS-2.2** Support efficient traffic flow from the freeways to the Central Community with synchronized off-ramp traffic signals.~~

Covered by Trans 2.1 above

- * **TRANS-2.3** Encourage improved methods to control traffic speeds in residential neighborhoods, utilizing traffic calming techniques and police enforcement.

Ok - leave in Plan

Copy to Potential City-wide Policies

Design

- ~~* **Policy TRANS-3.0** Develop, design, and construct mass transit facilities that minimize circulation conflicts.~~

Move to Potential Future Council Policy Discussion

- ~~* **TRANS-3.1** Encourage street designs that provide the best operational solutions for pedestrians, transit, and vehicle movement while improving the quality of urban design. Utilize new standards developed by the Congress for New Urbanism.~~

Move to Potential Future Council Policy Discussion

- * ~~TRANS-3.2~~ — Ensure that land use, pedestrian connections, and mass transit systems link destination points and intense population areas with minimal obstructions to circulation.

Move to Potential Future Council Policy Discussion

- * Policy TRANS-4.0 Relate right-of-way designs to land use patterns.

- * TRANS-4.1 Ensure that Encourage where appropriate street rights-of-way that have landscaped street medians, landscaped park strips, street trees, on-street parking, pedestrian lighting, and furnishings such as major arterials where appropriate.

Ok – leave in Plan

Copy to Potential City-wide Policies

- TRANS-4.2 As funding is available, Establish well-designed boulevards with street design themes for major arterials including 500 West, State Street, 700 East, South Temple, 300 South, and 800 South.

Ok – leave in Plan

- ~~TRANS-4.3~~ — Preserve and improve rights-of-way of narrow residential streets when they function appropriately.

- * TRANS-4.4 Limit truck routes to arterials. Direct truck traffic away from areas and places with a high concentration of pedestrians and low-density residential development.

Ok - leave in Plan

Copy to Potential City-wide Policies

Bicycle and Pedestrian

- * Policy TRANS-5.0 ~~Ensure~~ Encourage pedestrian mobility and safety.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * ~~TRANS-5.1~~ — Implement the Pedestrian and Bicycle Master Plan.

Move to Potential City-wide Policies

- * TRANS-5.2 Improve pedestrian movement along arterial and collector streets. Design and ~~implement support~~ safe pedestrian crossings.

Ok - leave in Plan

Move to Potential City-wide Policies

- * TRANS-5.2 Improve pedestrian movement along arterial and collector streets. Design and support safe pedestrian crossings.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * TRANS-5.3 Pedestrians and the disabled should have direct and safe travel paths between land uses and transit.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * TRANS-5.4 Coordinate bikeways with the Open Space Master Plan connecting corridors to recreational and activity centers throughout the City.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * TRANS-5.5 Obtain easements where feasible for pedestrian corridors for interior mid-block access.

(Need to identify blocks)

Ok - leave in Plan

Copy to Potential City-wide Policies

Parking

- * Policy TRANS-6.0 Address parking concerns within the Central Community.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * TRANS-6.1 Support shared parking facilities throughout the Central Community.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * TRANS-6.2 Encourage parking solutions to support commercial, neighborhood and transit oriented development.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * ~~TRANS-6.3 Ensure that parking regulations for required land uses are adequate and fair in mixed land use environments. Establish maximum vehicle parking requirements in mixed-use and transit-oriented development areas.~~

Move to Potential Future Council Policy Discussion

Historic Preservation policies

Policy and regulations

- * **Policy HP-1.0** ~~Central Community gives high priority to~~ **Ensure the preservation of historic structures and development patterns.**

Ok - leave in Plan

Copy to Potential City-wide Policies

~~HP-1.1 Strengthen the Economic Hardship policy and demolition ordinances to help preserve significant and contributing structures.~~

Move to Potential Future Council Policy Discussion document.

- * **HP-1.2** Coordinate transit oriented development corridors with historic preservation requirements to ensure that preservation is a priority.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **HP-1.3** Ensure that zoning is conducive to preservation of significant and contributing structures or properties.

Ok - leave in Plan

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- * **HP-1.4** Improve and expand preservation measures to protect historic development patterns such as subdivision lot layout, street patterns, neighborhood landscape features and streetscapes.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **HP-1.5** Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **Policy HP 2.0** **Use building codes and regulations to support preservation.**

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **HP-2.1** Administer the Uniform Code for Building Conservation (UCBC) standards when retrofitting historic structures.

Ok - leave in Plan

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~~HP-2.2 Encourage seismic retrofit of historic structures to ensure structural safety and preservation.~~

- * **HP-2.3** Support the conditional use procedure to allow nonresidential uses of landmark sites in residential districts when conducive to preservation of the landmark while ensuring use compatibility with the surrounding neighborhood.

Ok - leave in Plan

Copy to Potential City-wide Policies

Design guidelines

- * **Policy HP-3.0** Continue Implementation of the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure the compatibility of new construction with existing historic buildings.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **HP-3.1** Enforce regulations pertaining to historic districts and landmark sites.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **HP-3.2** Ensure building construction is compatible with existing historic structures.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~HP-3.3 Increase funding for the administration and enforcement of design guidelines and regulations for historic districts.~~

Expansion of preservation efforts

- * **Policy HP-4.0** Identify new historic sites and expand National Register historic districts as funding is available.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~HP-4.1 Protect institutions that contribute to the historic character of a neighborhood.~~

- * **HP-4.2** Encourage ~~Require~~ developers and contractors to contact and participate with the State archaeologist or other appropriate government entities to identify and survey sites with potential archaeological resources. ~~Provide opportunities for~~ Encourage discoveries and resources to be protected, recovered and preserved with minimal damage during excavations for new structures.

Ok - leave in Plan

Copy to Potential City-wide Policies

HP-4.3 As funding is available Survey East Liberty, West Liberty, Liberty Wells and the Emerson neighborhoods, to determine eligibility for the National Register. Survey and list the area west of the existing Central City Historic District.

Ok – leave in Plan

* **HP-4.4** Community Councils in the Central Community should encourage ~~Generate political and~~ public support for creating or expanding ~~additional local~~ historic districts.

Ok – leave in Plan

Copy to Potential City-wide Policies

Education

* **Policy HP- 5.0** **Community councils in the Central Community should pursue opportunities to increase the public’s awareness about Historic Preservation.**

Ok – leave in Plan

Copy to Potential City-wide Policies

* **HP-5.1** Present and provide informational workshops on historic preservation and building conservation for the general public, property owners, and contractors through neighborhood community council organizations, web sites, street fairs, the Utah Heritage Foundation, the Building Permits office, and other channels of information.

Ok – leave in Plan

Copy to Potential City-wide Policies

* **HP-5.2** Showcase good examples of preservation to encourage residents to participate in preservation based on the positive outcomes of the projects.

Ok – leave in Plan

Copy to Potential City-wide Policies

* **HP-5.3** Explore joint educational efforts with governmental, community, and non-profit preservation groups.

Ok – leave in Plan

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Urban Design policies

Design guidelines

* **Policy UD-1.0** **Support establishment of** ~~Implement~~ guidelines, and regulations for urban design to improve the quality of living in the Central Community.

Ok – leave in Plan

Copy to Potential City-wide Policies

UD-1.1 Protect view corridors, vistas, and focal points. *Refer to the urban design map on page 92.*
Ok - leave in Plan

* **UD-1.2** ~~Ensure that~~ Support zoning regulations that provide opportunities for unique and creative urban design solutions.

Ok - leave in Plan
Copy to Potential City-wide Policies

~~* **UD-1.3** Ensure design review is appropriately applied to Central Community improvement projects.~~

* **UD-1.4** Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods.

Ok - leave in Plan
Copy to Potential City-wide Policies

* **UD-1.5** Administer urban design through zoning regulations where possible.

Moved from UD-2.1 below
Ok - leave in Plan
Copy to Potential City-wide Policies

* **Policy UD-2.0** Encourage Community Councils in the Central Community to ~~create programs and guidelines to enhance neighborhood identity.~~

Ok - leave in Plan
Copy to Potential City-wide Policies

~~* **UD-2.1** Administer urban design through zoning regulations where possible.~~

Move to UD 1.5 above

UD-2.2 Support the creation of block development and small area plans and block development plans.
Ok - leave in Plan

UD-2.3 Retain as policy the urban design recommendations and guidelines in existing plans including the Gateway Master Plan, the Downtown Master Plan, the East Downtown Master Plan, the East Central Community Small Area Master Plan, the 1300 East University District Area Plan, the East Central Neighborhood Plan and Addendum, and the Urban Design Element.

Ok - leave in Plan

Design applicability

- * **Policy UD-3.0** Provide for physical changes that improve the urban design characteristics of the Central Community.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **UD-3.1** Apply urban design policies and guidelines in City funded projects.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **UD-3.2** Prioritize and coordinate urban design in capital improvement projects.

Ok - leave in Plan

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- * **UD-3.3** Educate property owners, architects and developers about the importance and benefits of quality urban design.

- * **UD-3.4** Protect both neighborhood character and the pedestrian by providing street medians and pedestrian refuges as recommended by the Community and as funding is available. *The desired locations for street medians and pedestrian enhancement areas are shown on the urban design map on page 95.*

Ok - leave in Plan

Copy to Potential City-wide Policies

- UD-3.5** Encourage landscaped medians on state roadways such as 700 East.

Ok - leave in Plan

Environment policies

Safety related

- * **Policy ENV-1.0** In the Central Community **Minimize the potential damage and loss of life caused by earthquakes.**

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **ENV-1.1** Enforce compliance with the existing codes for building near fault lines.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * **ENV-1.2** Support education of the public on preparing for and surviving earthquakes.

Ok - leave in Plan
Copy to Potential City-wide Policies

* ENV-1.3 Encourage seismic retrofitting of existing structures.

Ok - leave in Plan
Copy to Potential City-wide Policies

* **Policy ENV-2.0 In the Central Community Minimize the risks of flooding in the community.**

Ok - leave in Plan
Copy to Potential City-wide Policies

* ENV-2.1 Control development activity in the 100-year flood plain.

Ok - leave in Plan
Copy to Potential City-wide Policies

* ENV-2.2 Require that buildings in a flood plain be designed to resist flooding.

Ok - leave in Plan
Copy to Potential City-wide Policies

* ENV-2.3 Support and implement the goals of the Storm Water Management Plan.

Ok - leave in Plan
Copy to Potential City-wide Policies

Quality related

~~* Policy ENV-3.0 Support the Salt Lake City Green program.~~
Include in Addendum – Community Council goal or recommendation
Move to Potential Future Council Policy Discussion.

~~* ENV-3.1 Develop an Environmental Management System, with internal policies concerning the environmental impact of city activities. These policies will range from prohibiting the use of hazardous chemicals to clean city buildings to mandating regular assessments of departments for their compliance with environmental policies.~~

Include in Addendum – Community Council goal or recommendation
Move to Potential Future Council Policy Discussion.

~~* ENV-3.2 Use high performance / energy-efficient practices in buildings constructed by the City or using City funds to reduce energy and resource costs.~~

Include in Addendum - Community Council goal or recommendation
Move to Potential Future Council Policy Discussion.

- * ~~ENV-3.3~~ — Develop a program that encourages businesses to understand the positive relationship between economics and ecology and that environmentally sound practices are good for businesses and citizens of the community.

Include in Addendum - Community Council goal or recommendation
Move to Potential Future Council Policy Discussion.

- * ENV-3.4 Support Central eCommunity participation in the Cool Communities program to reduce the “urban heat island effect,” to lower cooling costs, and to reduce electric power consumption.

OK - leave in Plan
Copy to Potential Future Council Policy Discussion.

- * ~~ENV 3.5~~ — Support and implement the goals of *the Salt Lake City Urban Forest Management Plan*

Include in Addendum - Community Council goal or recommendation
Move to Potential Future Council Policy Discussion.

- * Policy ENV-4.0 This master plan recognizes the following citywide policies ~~Ensure that one of Salt Lake City’s highest environmental priority is to protect and preserve its water resources.~~

Ok - leave in Plan
Copy to Potential City-wide Policies

- * ENV-4.1 Support and implement existing City water policies.

Ok - leave in Plan
Copy to Potential City-wide Policies

- * ENV-4.2 Ensure that city properties are managed for efficient water use.

Ok - leave in Plan
Copy to Potential City-wide Policies

- * ENV-4.3 Investigate ways to encourage and reward conservation water use.

Ok – leave in Plan
Copy to Potential City-wide Policies

- * ENV-4.4 Educate the public on the policies in the Storm Water Management Plan.

Ok – leave in Plan

Copy to Potential City-wide Policies

- * ENV-4.5 Serve as an example of water-wise landscaping and participate in public education on water-wise techniques.

Ok - leave in Plan

Copy to Potential City-wide Policies

~~* Policy ENV-5.0 Manage urban development to protect the environment and the well-being of the community.~~

Include in Addendum – Community Council goal or recommendation

Move to Potential City-wide Policies

~~* ENV-5.1 Encourage productive re-use of brownfield sites and other contaminated areas.~~

Include in Addendum – Community Council goal or recommendation

Move to Potential City-wide Policies

~~* ENV-5.2 Support the Division of Air Quality in enforcing air quality standards.~~

Include in Addendum – Community Council goal or recommendation

~~* ENV-5.3 Encourage land-use patterns and site-development techniques that reduce formation, retention, or emission of contaminants.~~

Include in Addendum – Community Council goal or recommendation

Move to Potential City-wide Policies

~~* ENV-5.4 Encourage enforcement of the Salt Lake County Health Department noise standards and ordinances.~~

Include in Addendum – Community Council goal or recommendation

~~* ENV-5.5 Support implementation of a street lighting plan to reduce glare while adequately lighting all public areas.~~

Include in Addendum – Community Council goal or recommendation

Move to Potential City-wide Policies

Recycling and solid waste

- * Policy ENV- 6.0 Central Community ~~Establish and~~ supports citywide-recycling efforts designed to extend the life of the Salt Lake City/County solid waste facility.

Ok - leave in Plan
Copy to Potential City-wide Policies

~~* ENV-6.1 — Support regional plans and programs that assist in solid waste reduction and management.~~

Include in Addendum – Community Council goal or recommendation
Move to Potential City-wide Policies

~~* ENV-6.2 — Establish programs that support the reduction of waste, the reuse of materials, and the recycling of materials.~~

Include in Addendum – Community Council goal or recommendation
Move to Potential City-wide Policies

~~* ENV-6.3 — Investigate a program for recycling building materials to help reduce landfill deposits.~~

Include in Addendum – Community Council goal or recommendation
Move to Potential City-wide Policies

~~* ENV-6.4 — Encourage adaptive reuse of buildings rather than demolition.~~

Include in Addendum – Community Council goal or recommendation
Move to Potential City-wide Policies

~~* ENV-6.4 — Encourage adaptive reuse of buildings rather than demolition.~~

Include in Addendum – Community Council goal or recommendation
Move to Potential City-wide Policies

Public Utilities and Facilities policies

Provision of services

* **Policy PUF-1.0** Within funding capabilities, ensure that funding mechanisms are in place for continued public utility services in the Central Community.

Ok - leave in Plan
Copy to Potential City-wide Policies

* **PUF-1.1** Maintain existing utilities in the Central Community and upgrade as necessary.

Ok - leave in Plan
Copy to Potential City-wide Policies

* **PUF-1.2** Evaluate the need for special assessment districts to support utility infrastructure improvement demands in the Central Community.

Ok - leave in Plan
Copy to Potential City-wide Policies

- * Policy PUF-2.0 ~~Ensure the provision of sewer, water, and storm drain services can handle the capacity needs of new development and population growth. In the Central Community, sewer, water and storm drain services should be evaluated and maintained to meet capacity needs of new development and population growth.~~

Ok - leave in Plan

Copy to Potential City-wide Policies

- * PUF-2.1 Install and upgrade facilities in the Central Community as deterioration and system demand require.

Ok - leave in Plan

Copy to Potential City-wide Policies

- ~~* PUF-2.2 Explore ways to create a permeable asphalt standard for parking lots within the City~~
Move to Potential City-wide Policies document.

- * ~~Policy PUF-3.0 Ensure that solid waste is removed from the Central Community and treated in a manner that will extend the life of existing landfills.~~
Move to Potential City-wide Policies document

- ~~* PUF-3.1 Maintain and expand the City's curbside recycling program and expand it to include commercial and multi-residential establishments.~~
Move to Potential City-wide Policies document

- ~~* PUF-3.2 Maintain the neighborhood cleanup program.~~
Move to Potential City-wide Policies document

Provision and maintenance of facilities

- * Policy PUF-4.0 Ensure that public streets are maintained and improved throughout the Central Community.

Ok - leave in Plan

Copy to Potential City-wide Policies

- * PUF-4.1 Upgrade public interior court streets within the Central Community with neighborhood design input.

Ok - leave in Plan

- * **PUF-4.2** ~~As funding is available, develop or expand street medians on selected appropriate~~ north/south streets within the Central eCommunity, specifically 400, 700, 1000, and 1200 East Streets.

Ok - leave in Plan

- ~~* **PUF-4.3** Coordinate street lighting in designated historic districts with the Historic Landmark Commission to ensure that compatible design and placement patterns are met.~~

Combined with PUF 4.4 below

Combined with PUF 4.4 below

- * **PUF-4.4** Provide consistent neighborhood design themes for street lighting and ensure that street lighting is provided at a pedestrian scale. Coordinate street lighting in designated historic districts with the Historic Landmark Commission to ensure that compatible design and placement patterns are met.

Ok - leave in Plan

Copy to Potential City-wide Policies

- ~~* **PUF-4.5** Encourage adoption development and implementation of a citywide lighting master plan.~~

Move to Potential City-wide Policies

- * **PUF-4.6** ~~Provide~~ Continue to support and evaluate ways to improve street sweeping and snow removal services for designated City owned rights-of-way throughout the Central Community.

Ok - leave in Plan

Copy to Potential City-wide Policies

City Council Central Community Master Plan Subcommittee Recommendations
Central Community Master Plan – Implementation
Master Draft Document

- Expand programs - increase in costs
- Create new programs – increase in costs
- Policy issues that go beyond Council position or have not been acted on by the Council
- Non-land use related statements
- * Applicable citywide

Implementation measures for the Central Community Master Plan are applicable either community-wide or to a specific neighborhood. The agencies involved are within City departments as well as outside agencies. The Housing and Neighborhood Development Division (HAND), Transportation Division, Redevelopment Agency (RDA), Planning Division, the Arts Council, Business Services, Building and Permits, and the development review and zoning compliance staff are all part of the Community and Economic Development Department (CED) of the City.

Future Land Use Map and Future Specific Plans				
Related Policies	Implementation	Applicable Area	Agencies Involved	Time Frame
	<p>1 Zoning: Review the zoning district map and initiate and process appropriate zoning petition changes to make the zoning district map consistent with the Future Land Use map of the Central Community Master Plan.</p> <p>Ok - leave in Plan</p>	Community-wide	Planning	1-5 years
UD 2.2	<p>2 Specific Plans: <u>Subject to funding and staff availability, develop one or more of the following plans as warranted:</u></p> <p>a. 1100 East Street Residential Business zoning district small area plan.</p> <p>b. West Temple Gateway Plan.</p> <p>c. Salt Lake Community College expansion area.</p> <p>d. State Street corridor plan.</p> <p>e. 450 South small area plan.</p> <p>f. 900 South between 200 and 500 East Residential Business zoning district small area plan.</p> <p>Ok - leave in Plan</p>	Community-wide	Planning	1-10 years
RESIDENTIAL LAND USE				
Related Policies	Implementation	Applicable Area	Agencies Involved	Time Frame
RLU 1.2, 2.1, 2.2, 2.3, 2.4, 2.11,	<p>1 Financing Improvements: Create incentive <u>Continue and develop</u> programs that assist development of rental and owner-occupied</p>	Community-wide	RDA, HAND, Planning,	On-going

3.8	affordable housing, residential rehabilitation and neighborhood improvement programs. Ok - leave in Plan Copy to Citywide Implementation	*		
	2 Community Participation: Empower communities through block and neighborhood associations. Create a neighborhood recognition program to increase community involvement. Recognition could include: a. Maintaining yards and attractive street frontages; b. Rehabilitated and well-maintained homes; c. Public and private art work; d. Front porch design; e. Crime prevention practices. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Community Affairs, Arts Council, Police, Historic Landmark Commission	1-5 years, On-going
	3 Community Information: Investigate land use practices and inform residents, business owners and decision makers of best land use practices.	Community-wide *	Planning	1-5 years
RLU 1.8, 2.0, 2.7, 2.8, 2.9, 3.6, 3.7, 3.10, 4.0	4 Housing Design: Establish administrative procedures that require review of the design and architecture of new residential construction to address neighborhood scale, character and pedestrian circulation. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Planning	On-going
RLU 2.5, 3.0, 3.2	5 Housing Location: Evaluate distribution and spacing of independent senior, assisted and elderly care residential facilities. Such facilities should be located near accessible commercial retail sales and service land uses and mass transit stops or stations. Ok - leave in Plan Copy to Citywide Implementation	Community-wide *	HAND, Planning	Every 5 years
RLU 2.1, 3.3, 3.4 (Housing Plan p17,#3)	6 Housing Opportunity: Create an open space credit or land trade program for planned developments to increase concentration of residential land use in higher density urban areas and preserve existing open space areas (yard space or undeveloped lots). Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, Public Services, City Attorney	5-10 years
RLU 2.3, 3.8, 3.9	6 Housing Opportunity: Conduct Consider site-specific land use studies and prepare plans for residential infill development areas. Including Targeting specific residential areas for block redesign and/or infrastructure improvements. Ok - leave in Plan Copy to Citywide Implementation	Community-wide *	RDA, Planning, HAND	On-going, every 5 years
RLU 1.0, 1.3	7 Housing Opportunity: Create a separate TOD zoning district that includes residential land use	People's Freeway,	Planning	1-5 years

	and urban design regulations to support transit and pedestrian developments. Ok - leave in Plan	Central City and East Central North		
RLU 1.7, 3.10	9— Housing Opportunity: Evaluate compatibility, service, location, value and impacts to surrounding neighborhoods of converting non-conforming land uses to residential uses. Include in Addendum – Community Council Goal or Recommendation Move to Potential Future Council Implementation Discussion	East Central North and Central City	Planning	1-5 years
RLU 3.0 TOD 1.1, 3.4 (Housing Plan p19,#2)	10— Housing Opportunity: Develop appropriate standards for accessory, single and secondary dwellings in low-density residential neighborhoods. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Planning, HAND, Business Services	5-10 years
RLU 1.6	11— Zoning Investigation: Evaluate zoning, housing, traffic and building codes that impact residential design standards to improve the quality of residential neighborhoods.	Community-wide *	Planning, Building and Safety	On-going
Community Issue P 32	12 Zoning Investigation: Map conditional use locations and evaluate to determine the appropriate threshold of conditional uses that indicate a cumulative impact in residential neighborhood areas. Evaluate the concentration and spacing of conditional uses with respect to neighborhood impacts and protection of the housing stock.	East Central North and Central City	Planning	1-5 years
RLU 1.5, 4.0, 4.2, 4.4	13 Zoning Investigation: Review mixed use zones to consider requiring a residential host and encouraging community- oriented land uses integrated with residential projects and to consider combined living and professional office units throughout the same building.	Gateway and Central City	Planning	1-5 years
RLU 3.0, 3.1	14— Zoning Investigation: Evaluate the potential for zoning district classification that permits single-family detached dwellings on lots ranging from 2,500 – 5,000 square feet. Move to Citywide Implementation	Community-wide *	Planning	1-5 years
TOD 1.1, 3.4	15— Zoning Investigation: Evaluate the RMF-35 zoning district within the People's Freeway neighborhood. Determine an appropriate zoning classification that protects the low-density residential character while allowing increased density through accessory dwelling units and protecting existing apartments. Consider a combination of the low-density TOD district or a special residential district.	People's Freeway	Planning	1-5 years
RLU 2.1, 2.5, 2.6, 2.11	16— Code Investigation: Evaluate property maintenance programs, regulations and penalties. Identify successful programs, tools and strengths/weaknesses	Community-wide	Planning, HAND, Development	1-10 years, every 5

	of regulations and penalties. Determine and implement necessary code amendments that support infill housing and rehabilitation of existing housing stock. Move to Potential Future Council Implementation Discussion	*	Review	years
RLU 1.8, 2.7, 3.6	17—Administrative Resources: Increase administrative resources for residential design review at adequate levels to address neighborhood compatibility issues. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Planning	1-5 years
RLU 2.1, 2.10	18—Administrative Resources: Increase funding for code enforcement staffing and city housing resources. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	HAND	1-10 years
RLU 2.3, 2.4	19—Administrative Resources: Increase administrative resources for public education and information about property re-investment and rehabilitation. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Planning, HAND	On going
RLU 1.6	20—Administration Tracking: Monitor population growth and condition of housing stock changes on an annual basis. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Information Services, HAND	On-going
RLU 2.1 HP 1.4, 4.0, 4.3, 4.4	21—Housing Preservation: Conduct historic resource surveys to identify future residential sites worthy of preservation and historic designation. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Planning	1-10 years
RLU 2.1 HP 1.4, 4.0	22—Housing Preservation: Determine the viability of conservation and historic districts for expanding neighborhood preservation opportunities. Obtain necessary staff and resources to fulfill Central Community's demand for residential preservation. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Planning	5-10 years
ENV 6.3 (Housing Plan p15, #8)	23—Housing Preservation: Establish a volunteer program where architectural building features are salvaged when demolition of residential property takes place. Make salvaged items available for reuse on other rehabilitation projects. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	HAND, RDA, Planning	On-going
RLU 2.1	24—Housing Preservation: Revise the Housing Mitigation ordinance to make mitigation efforts relate better to the housing loss. Move to Potential Future Council Implementation	Community-wide *	HAND, Planning	1-5 years

Discussion				
COMMERCIAL LAND USE				
	Implementation	Applicable Area	Agencies Involved	Time Frame
CLU 2.1, 2.3	1. Promote: Provide recognition/awards for businesses that contribute to the community beyond regular business operations.	Community-wide *	Business Services, Mayor, City Council	On-going
CLU 4.3	2. Administration: Host annual meetings or workshops for property owners and entrepreneurs to encourage development of business-commercial property.	Community-wide *	RDA, Planning, CED	1-5 years
CLU 2.1	3. Administration: Obtain additional funding and staffing to provide more direct and informative customer services to the general public and applicants requesting city licenses, permits or assistance with municipal codes and procedures. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Business Services	1-5 years
CLU 2.3	4. Administration: Develop city ordinances that support small business development incentives.	Community-wide *	Planning, CED	On-going
	5. Administration: Develop a program to work with community-level commercial property owners to further develop pedestrian-oriented amenities.	Community-wide *	Planning	1-5 years
CLU 5.3	6. Administration: Evaluate and amend penalties for non-residential property owners who fail to maintain properties. Increase code enforcement staffing to address increased development. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Zoning Compliance, Planning	1-5 years
CLU 2.1	7. Administration: Provide resources for demographic information about the community. Make available demographic information, forms, applications and development information on the internet.	Community-wide *	Business Services, Information Services	1-5 years
CLU 2.3, 2.5	8. Administration: Create a support program for small "home grown" businesses with incentives for locally owned businesses.	Community-wide *	Business Services	1-5 years
	9. Incentives: Evaluate a land or financial credit program for commercial projects that contribute to open space, residential land use or public space areas beyond minimum zoning regulations. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	RDA, Planning	5-10 years

	Move to Potential Future Council Implementation Discussion			
CLU 2.4	10 Incentives: Increase program support for the storefront rehabilitation program that includes matching funds, grants, or low interest loans for small scale neighborhood commercial revitalization. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	RDA, Business Services	On-going
	11 Design: Evaluate existing signage within the community and review and modify sign regulations to encourage more aesthetically pleasing signs that are well maintained. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, RDA, Arts Council	On-going
CLU 1.1	12 Zoning Analysis: Evaluate neighborhood commercial nodes to determine appropriate design guidelines and amend zoning regulations and maps appropriately. Implement a neighborhood commercial node program that addresses land use, design, infrastructure, funding assistance and boundaries relevant to neighborhood commercial and residential growth patterns. Ok – leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	1-5 years
CLU 2.5. 2.6	13 Economics: Require an economic analysis as due diligence prior to permitting significant new commercial developments. Annually analyze economic growth based upon land use designations and zoning to verify whether Salt Lake City is supporting land and business development that provides net economic gain. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Business Services	On-going
	14 Opportunity: Evaluate and identify locations where temporary businesses such as farmers markets, craft fairs, or similar “open air” markets can be converted to permanent community fixtures within plazas or squares.	Community-wide *	Business Services, Planning, Public Services	5-10 years
	15 Land Development: Evaluate and amend City ordinances to encourage the use of transfer of development rights, first right of refusal (city authority), and density bonus incentives. Ok – leave in Plan Copy to Citywide Implementation	Community-wide *	Planning, City Attorney	1-20 years
INDUSTRIAL LAND USE				
	Implementation	Applicable Area	Agencies Involved	Time Frame
ILU 2.2	1 Relocation: Assist industrial land uses to relocate to	People's	Planning	10-20

	<p>other appropriate industrial areas outside of the Central Community.</p> <p>Include in Addendum – Community Council Goal or Recommendation</p>	Freeway and Gateway		years
ILU 2.1	<p>2 Zoning: Re-evaluate zoning applied within the regional environmental zone to encourage intensive industrial/business and land uses.</p>	Community-wide *	Planning	4-5 years
	<p>3 Circulation: Improve street access to properties located between Interstate 15 and 200 West and between 900 South and 2100 South Street.</p>	People's Freeway	Planning, Public Services	On-going
INSTITUTIONAL LAND USE				
	Implementation	Applicable Area	Agencies Involved	Time Frame
INSLU 5.4	<p>1 Medical: Develop a program and incentives to locate community and regional medical facilities in the Gateway area.</p> <p>Include in Addendum – Community Council Goal or Recommendation</p>	Gateway	Planning, RDA	5-20 years
INSLU 7.3	<p>2 Zoning: Review the zoning ordinance use tables to evaluate when and where institutional land uses should be required to be processed as conditional uses. Investigate if there is an over concentration of conditional uses that have a cumulative impact on neighborhoods.</p>	Community-wide *	Planning	5-10 years
INSLU 3.6, 7.5	<p>3 Zoning: Review zoning regulations to allow institutional, cultural and entertainment facilities within Transit Oriented Development areas to create destinations and increase accessibility.</p> <p>Ok – leave in Plan</p>	People's Freeway, Central City and East Central North	Planning	1-5 years
INSLU 2.4	<p>4 Zoning: Study and develop revisions to the zoning ordinance to allow the integration of ancillary commercial uses in institutional zones.</p>	Community-wide *	Planning	4-5 years
Gateway MAP	<p>5 Location: Investigate the feasibility of constructing a stadium, arena, or amphitheater to become an extension of the southern Gateway anchor between 600 and 1300 South and Interstate 15 and State Street.</p>	Gateway	Planning	20 years
	<p>6 Location: Locate cultural entertainment facilities such as museums, educational and technology centers and art centers in complementary and supportive areas of the community.</p> <p>Include in Addendum – Community Council Goal or Recommendation</p>	Community-wide *	Planning	On-going
	<p>7 Location: Coordinate with the Public Safety Division to establish tactical locations within neighborhoods for ambulance, medical and police</p>	Community-wide	Emergency Management, Public Safety,	On-going

		*	Planning	
	<p>8 Location: Review zoning codes to ensure they encourage locating independent living facilities near neighborhood-friendly commercial nodes, transit stops, social services, and community centers and to distribute specialty housing throughout the community.</p> <p>Move to Potential Future Council Implementation Discussion</p>	Community-wide *	Planning, Housing, RDA	On-going
INSLU 1.3	<p>9 Community Outreach: Improve <u>and encourage</u> communication processes for neighborhoods abutting college campuses to address issues relating to campus expansion. Work with colleges and universities to develop campus master plans and programs.</p> <p>Ok – leave in Plan</p>	Community-wide	Business Services, Planning	On-going
	<p>10 Community Outreach: CoordinateEncourage review of medical and clinic expansion projects and other institutional land uses with neighborhood organizations.</p> <p>Ok – leave in Plan</p> <p>Copy to Citywide Implementation</p>	Community-wide *	Planning	On going
INSLU 2.3	<p>11 Funding: Continue to fund the Salt Lake City Arts Council and other organizations that sponsor special events or activities related to cultural entertainment.</p>	Community-wide *	Business Services, Arts Council	On-going
	<p>12 Design: Evaluate local government buildings to incorporate shared space for retail sales, business service uses and other activities. Make use of government buildings beyond the typical hours of operation.</p>	Community-wide *	Public Services, CED	On-going
INSLU 1.7	<p>13 Design: Establish policy and procedures to incorporate the concepts of Crime Prevention Through Environmental Design (CPTED) into the design review of all projects.</p>	Community-wide *	Planning, Police, Development Review	On-going
	<p>14 Design: Develop policy guidelines to ensure the design of public spaces encourages natural surveillance by residents living near public spaces and activity areas.</p>	Community-wide *	Planning, Public Services, Police, RDA	On-going
	<p>15 Design: Review policy and ordinances to increase design review of institutional land use projects to ensure they are aesthetically attractive centers of activity, in scale with the neighborhood and contribute to the architectural integrity of the surrounding area.</p> <p>Move to Potential Future Council Implementation Discussion</p>	Community-wide *	Planning	On going
	<p>16 Parking: Evaluate zoning and code enforcement policies to resolve parking issues for institutional</p>	Community-wide	Planning, Business	On-going

	land uses through alternative and shared parking programs. Ok – leave in Plan Copy to Citywide Implementation	*	Services	
	17 Institutional Re-use: Investigate vacant or abandoned institutional uses for potential conversions to open space or residentially compatible land uses. Ok – leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	On-going
PARKS, OPEN SPACE AND RECREATION				
	Implementation	Applicable Area	Agencies Involved	Time Frame
ROSPLU 3.0.2.1, 2.2	1. Code: Review City policies and ordinances for the protection and the creation of urban habitat for flora and fauna that adapt to the urban environment. Adopt programs and regulations supporting the preservation of unique native vegetation areas, ravines, creek-water bodies, wetlands, canyons, and natural open spaces. Move to Citywide Implementation	Community-wide *	Urban Forester, Planning, Public Services, Public Utilities, Development Review	5-10 years
ROSPLU 4.2	2. Code: Develop ordinance that requires adequate open space for residents of high-density residential projects. Move to Citywide Implementation	Community-wide *	Planning	1-5 years
ROSPLU 3.0.3.1	3. Funding: Identify the tax benefits of conservation easements.	Community-wide *	Planning, Public Services, Policy and Budget	1-5 years
ROSPLU 1.0	4. Program: Develop Support a long-range park construction schedule to implement the Parks and Recreation Master Plan for the Central Community.	Community-wide	Planning, Public Services, Engineering	1-5 years
ROSPLU 4.2	5. Program: Create a trust fund, endowment or donation program that provides funding sources for park acquisition. Move to Citywide Implementation	Community-wide *	Planning, Public Services, Property Management	1-5 years
ROSPLU 3.0.3.3	6. Program: Develop a strategic plan for land acquisition to provide usable parks to reach the Parks and Recreation Master Plan open space per population standard. Same as 4 above	Community-wide *	Planning, Public Services, Property Management	1-5 years
ROSPLU 3.0.3.3	7. Program: Establish programs for transfer of development rights or open space credits to obtain open space. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, Public Services, Property Management	1-5 years
ROSPLU 3.2	8. Program: Encourage Community Councils to	Community-	Community	1-5 years

	Implement public participation programs that include plant-a-tree, playground equipment placement, and park maintenance. Ok – leave in Plan	wide *	Affairs, Public Services	
	9 Program: Implement a “Neighborhood Watch Park Patrol” program for residents to conduct foot patrols through park sites similar to Mobile Neighborhood Watch programs.	Community-wide *	Community Affairs, Police, Public Services	5-10 years
ROSPLU 1.0, 1.1	10 New Park: Explore options with the State regarding abandoned freeway corridors and excess right-of-way. Acquire and develop portions of the Interstate 15 off-ramp at 900 South, converting the viaduct area between 300 West and West Temple to an open space corridor when the right-of-way is abandoned by the State. Ok – leave in Plan	People’s Freeway and Gateway	Planning, Property Management, RDA	5-20 years
Master Plan land use opportunity text p. 64	11 New Park: Pursue opportunities to reduce park and open space deficiencies of the Central Community by implementing projects such as the 450 South Corridor and the Library Square block.	Central City	Planning	On-going
Community Issue P 24	12 Monitor: Evaluate crime statistics for park sites and determine security and safety needs. Redesign, relocate, or eliminate park sites that are neighborhood nuisances and attract criminal and undesirable activities.	Community-wide *	Public Services, Police	On-going
ROSPLU 3.0, 3.1	13 Design: Create incentives to encourage developers to provide neighborhood parks or contribute property towards park, open space, and recreation land uses. Move to Potential Future Council Implementation Discussion	Community-wide *	Business Services, Planning	On-going
	14 Design: Create pedestrian rest areas at key trail and street intersections. Include amenities such as benches and visual art. Move to Potential Future Council Implementation Discussion	Community-wide *	Engineering, Public Services, Planning, RDA	5-20 years
	15 Future Project: Provide trails, bike paths, or bike lanes to connect parks, school playgrounds and sport fields as open space destination points to the trail system. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, Engineering, Public Services, RDA	10-15 years
Gateway MP	16 Future Project: Consider opportunities to protect and bring City Creek to the surface between the Central Business District and the Jordan River. Ok –leave in Plan	Gateway and Downtown	Planning, RDA, Public Utilities, Engineering, Public Services	5-15 years
Master Plan land use opportunity	17 Future Project: Improve the linear park along the west side of 700 East between 1300 South and 2100 South.	Liberty and East Central South	Planning, Public Services	5-15 years

text p. 64	Ok –leave in Plan			
Transit Oriented Development				
	Implementation	Applicable Area	Agencies Involved	Time Frame
TOD 1.0	1 Codes: Create Transit Oriented Development zoning regulations and apply to the transit areas depicted on the Future Land Use map. Ok –leave in Plan	Community-wide *	Planning	1-5 years
TOD 4.1	2 Codes: Create design guidelines that provide landscape and open space standards, art requirements, and architectural elements to support transit oriented development. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, Development Review	1-5 years
TOD 2.2	3 Codes: Re-evaluate regulations for residential and commercial parking near and in Transit Oriented Development areas regarding adequate requirements and parking maximums. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, Development Review	1-5 years
TOD 1.1, 4.3	4 Codes: Develop a design review mechanism for Transit Oriented Development to provide compatibility review with respect to impacts on abutting residential land uses. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning	1-5 years
	5 Codes: Evaluate ordinances to require business deliveries in Transit Oriented Development areas to take place during off-peak hours to reduce traffic congestion.	Community-wide *	Planning, Zoning Compliance	On-going
	6 Finance: Investigate federal funding sources, tax incentives, fee waivers, grants, and loans for developing Transit Oriented Development areas.	Community-wide *	RDA, Planning, Business Services	On-going
TOD 2.3	7 Land Use: Develop pedestrian amenities in high-density areas near light rail stations. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning, Transportation	On-going
TOD 5.1, 5.2, 5.3	8 Tracking/Monitoring: Review regulations where historic districts and Transit Oriented Development districts coexist to ensure appropriate preservation. Ok –leave in Plan	Community-wide	Planning	On-going

Access and Mobility				
	Implementation	Applicable Area	Agencies Involved	Time Frame
	<p>1 Administration: Incorporate the Transportation Master Plan policies during the site plan and design review process.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	Community-wide *	Transportation, Planning, RDA	On-going
TRANS 5.1, 5.4	<p>2 Administration: Incorporate the Bicycle and Pedestrian Master Plan policies during site plan and design review of development applications. Continue to develop bike paths and trails on 300 East, 800 and 1300 South, and 200 West.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	Community-wide *	Transportation, Planning, Public Services	On-going
	<p>3 Administration: Clarify ownership or control of State (UTDOT) owned streets and arterials located within the Central Community.</p> <p>Move to Potential Future Council Implementation Discussion</p>	Community-wide *	Transportation, Public Services	5-10 years
TRANS 1.3, 3.4	<p>4 Design: Establish design standards or guidelines to minimize conflicts between mass transit, pedestrian and automobile circulation.</p> <p>Move to Potential Future Council Implementation Discussion</p>	Community-wide *	Planning, Transportation	On-going
TRANS 3.2	<p>5 Design: Review site plans to evaluate and <u>With new development</u> encourage the construction of direct pedestrian connections, pathways, and/or pedestrian zones relative to connect with neighboring land uses, parking lots and mass transit.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	Community-wide *	Planning, Public Services, RDA	On-going
TRANS 3.2, 5.5	<p>6 Future Project: Construct <u>Encourage</u> interior mid-block access corridors for more convenient pedestrian and non-motorized circulation through the City's 10-acre block neighborhoods.</p> <p>Ok –leave in Plan</p>	Central City and East Central North	Planning, RDA, Engineering, Transportation	On-going
Community issue P 78	<p>7 Future Project: Coordinate with the Utah Transit Authority on the location of bus stops and transfer points to support the community land use patterns.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	Community-wide *	Planning, Transportation	On-going
TRANS 3.2	<p>8 Future Project: Evaluate the opportunity for city and/or private funded shuttle systems that serve the local community. Support a shuttle system for the Salt Lake Community College to light rail stations.</p> <p>Move to Citywide Transportation Master Plan</p>	Liberty and People's Freeway *	Transportation	1-5 years

TRANS 5.3	9	Future Project: Evaluate ways to enhance pedestrian mobility within the People's Freeway Neighborhood. Provide improved and safer pedestrian corridors connecting People's Freeway to the residential areas east of State Street, especially for school children.	People's Freeway	Transportation, Public Services, SLC School Board	1-5 years
TRANS 5.3	10	Codes: Identify and support legislation that implements traffic management programs such as establishing building egress foot threshold maximums and regulate traffic regulations for alternate traffic vehicles.	Community-wide *	Planning, Transportation Development Review	5-10 years
TRANS 4.3	11	Codes: Evaluate City policies for the conversion of private streets to public streets for roadways that do not comply with standard city street specifications. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning, Property Management	5-10 years
TRANS 6.3	12	Parking: Evaluate ordinances to locate parking structures and bicycle storage at light rail stations away from residential neighborhoods to reduce vehicle traffic impacts.	Peoples Freeway, East Central North and Central City *	Planning, Transportation UTA	1-5 years
TRANS 6.1	13	Parking: Investigate the use of shared parking between day and evening land uses to prevent on street parking problems to encourage off-street parking. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Business Services, RDA, Planning	On-going
	14	Parking: Determine where on street parking areas need to be provided within the Central Community.	Community-wide	Transportation, Planning	5-15 years
HISTORIC PRESERVATION					
		Implementation	Applicable Area	Agencies Involved	Time Frame
HP 3.3, 5.0, 5.2, 5.3	1	Assist: Investigate ways to assist property owners in maintaining or rehabilitating historic properties to satisfy design guidelines. Establish Evaluate a grant or matching loan program to assist residential and commercial property owners in the maintenance and renovation of historic properties. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning, RDA, HAND	5-10 years
HP 3.0	2	Codes: Administer the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure compatible renovation and construction. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	On-going
RIU 2.9	3	Codes: Establish design guidelines for commercial and multi-family historic buildings and signs.	Community-wide	Planning	5-10 years

	Move to Potential Future Council Implementation Discussion	*		
HP 1.3	4 Codes: Re-evaluate uses permitted within historic structures as a means to preserve the structure. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	1-5 years
HP 1.3	5 Codes: Review zoning regulations to ensure existing zoning does not encourage or promote the demolition of significant and contributing structures or properties. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	On-going
RLU 3.4	6 Codes: Design a new zoning district to allow for increased density, but not increase building mass or height in existing historic structures. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning	1-5 years
Community issue P 87	7 Codes: Develop an ordinance to discourage vacant or boarded buildings that are contributing or landmark sites. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	1-5 years
HP 1.1	8 Codes: Strengthen the Economic Hardship section of the zoning ordinance.	Community-wide *	Planning	1-5 years
HP 4.3	9 Research: Continue to pursue <u>Funding</u> for historic resource surveys at both the reconnaissance and intensive level to identify sites and neighborhoods that have historic or architectural significance and designate the sites and districts to national or local registers where appropriate. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	On-going
HP 4.2	10 Education: Inform developers and property owners of State regulations relating to protecting archaeological sites.	Community-wide	Planning, Development Review	On-going
HP 5.1	11 Education: Make design guidelines and historical and preservation information more easily accessible through publications, the internet, and specific organizations. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	On-going
HP 3.3	12 Funding: Continue to apply for historic preservation grants for administration of districts and landmark sites and to assist in physical rehabilitation of designated historic buildings and properties. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	On-going

HP 3.3	13—Funding: Increase funding for the administration and enforcement of design guidelines and regulations for historic districts.	Community-wide *	Planning	On-going
Urban Design				
	Implementation	Applicable Area	Agencies Involved	Time Frame
UD 1.3, 2.1, 3.1	1—Administration: Evaluate ways to implement design review through committees, boards or administrative staff.	Community-wide *	CED	1-5 years
UD 1.3, 2.1, 3.1	2—Administration: Expand the City's Development Review Team (DRT) to address urban design as part of the required permit process.	Community-wide *	CED	1-5 years
UD 1.2, 2.3	3—Administration: Improve the coordination between long-range planning and zoning to ensure that codes are consistent with master plans and applied in design review processes.	Community-wide *	Planning, Development Review	On-going
UD 3.1	4—Administration: Maintain the Salt Lake City Urban Design Review Committee that reviews and makes recommendations on City capital improvement projects.	Community-wide	Planning, Business Services	On-going
	5—Funding and Administration: Develop public funding resources for neighborhood identity projects. Involve the Salt Lake City Arts Council in promoting neighborhood identity with public art. Include in Addendum – Community Council Goal or Recommendation	Community-wide *	Community Affairs, Arts Council	1-10 years
UD 1.2	6—Codes: Evaluate the application of performance zoning standards and practices.	Community-wide *	Planning, Development Review	1-5 years
UD 1.3	7—Codes: Evaluate design guidelines to ensure they support "special population needs" including elderly, children, and people with disabilities.	Community-wide *	Planning	On-going
UD 3.4	8 Codes: Consider creating a compatibility ordinance for new construction (infill), renovations, and restorations in some areas or neighborhoods. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning, Development Review	1 year
UD 2.2	9—Codes: Develop ordinances that require block development plans for development projects exceeding 40% of a block area.	Community-wide *	Planning	1-5 years
TOD 4.1	10 Codes: Develop Support design guidelines that	Community-	Planning, RDA	On-going

	<p>support neighborhood and community development in Transit Oriented Development districts with emphasis on pedestrian and residential spaces and the public realm.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	wide *		
	<p>11 Code: Evaluate the requirements for visual screening of all mechanical equipment from public view.</p>	Community-wide *	Planning, Development Review	1-5 years
UD 2.0	<p>12 Guideline: Define established neighborhood boundaries and identify neighborhood entries through urban design elements that include landscaping, neighborhood architectural characteristics, signage, and streetscape amenities.</p>	Community-wide *	Planning	1-10 years
	<p>13 Guidelines: Develop policies that require design review including Consider the use of CPTED principles of all public parks, open space and recreation facilities.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	Community-wide *	Planning, Public Services	On-going
	<p>14 Design Enhancements: Locate Encourage relocation of overhead utilities underground during new construction and when replacing outdated facilities.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	Community-wide *	Public Services, Engineering, Planning	1-15 years
	<p>15 Design Enhancements: Provide street trees and replace dead or damaged trees in parks and open space areas.</p> <p>Ok –leave in Plan Copy to Citywide Implementation</p>	Community-wide *	Public Services	On-going
	<p>16 Future Project: Strengthen the urban design features of State Street between the State Capitol and City & County building with consistent street fixtures.</p>	Downtown	Planning, Engineering	1-10 years
	<p>17 Future Project: Identify visual characteristics and create landmarks at “gateway entries” within the Central Community, such as Interstate access points to the Central Business District and Gateway area.</p> <p>Include in Addendum – Community Council Goal or Recommendation</p>	Community-wide	Planning, Engineering, Public Services	1-10 years
	<p>18 Future Project: Investigate planting of a double line of street trees along 500 and 600 South Streets to minimize high traffic volume impacts on adjacent residential properties.</p> <p>Include in Addendum – Community Council Goal or Recommendation</p>	Central City	Public Services, Planning	1-5 years

UD 3.4, 3.5	19 Future Project: Install street furnishings, landscaping, and sculpture that provide visual amenities and aesthetic features along State Street, 700 East and 800 South. Ok – leave in Plan	Community-wide	Planning, Engineering, Public Services,	1-10 years
Gateway MP	20 Future Project: Re-surface and extend City Creek into the Gateway area. Restated elsewhere	Gateway	Planning, Public Utilities, Engineering	1-10 years
Environment				
Implementation		Applicable Area	Agencies Involved	Time Frame
ENV 1.1	1 Seismic: Develop codes that require geotechnical reports for any development within 500 feet of an identified fault. Currently included in the Zoning Ordinance	Community-wide	Engineering, Planning, Public Utilities, Permits	On-going
ENV 1.3	2 Seismic: Encourage owners of existing buildings located near identified faults to provide seismic retrofits designed to help resist the force of earthquakes.	Community-wide	Business Services, Building and Safety	On-going
ENV 1.4	3 Seismic: Apply seismic building code standards to construction within applicable areas to minimize potential property damage. Move to Potential Future Council Implementation Discussion	Community-wide *	Building and Safety	On-going
	4 Seismic: Design and construct all critical infrastructure improvements, public buildings, and institutional buildings to comply with building code standards for Seismic Zone 4. Move to Potential Future Council Implementation Discussion	Community-wide *	Building and Safety	On-going
ENV 2.1	5 Flood: Review all building permits to determine if sites are located in 100-year floodplains. Require that buildings in a floodplain be designed to resist flooding. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Building and Safety, Development Review	On-going
	6 Flood: Evaluate the flood plain areas in the Central Community to determine if flood control system improvements warrant a change in flood zone classification. If so, request a map revision from the Federal Emergency Management Agency.	Community-wide	Planning, Public Utilities	1-5 years
	7 Water: Develop Consider policies and ordinances to preserve existing open stream corridors. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning	On-going
ENV 4.1, 5.3	8 Water: Consistently administer and enforce the Groundwater Source Protection Ordinance.	Community-wide	Planning, Public Utilities, Engineering,	On-going

	Ok –leave in Plan Copy to Citywide Implementation	*	Building and Safety	
ENV 4.4, 5.3	9 Water: Develop programs and literature to help educate citizens about the importance of groundwater protection and appropriate handling and disposal of potential contaminants. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Public Utilities	On-going
	10 Water: Investigate use of the high water table in the community. Determine the opportunity to re-use this water supply.	Community-wide *	Planning, Public Services, Public Utilities	1-5 years
ENV 4.2	11 Water: Conduct audit of City government water use and fund changes to Consider policies to promote further conservation and decrease water waste. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Public Utilities, Public Services	1-5 years
ENV 3.1, 3.2	12 Hazardous Materials: Expand City programs that support regional and local hazardous waste and material plans or programs and develop high performance building practices.	Community-wide *	Planning, Building and Safety, Public Services	On-going
ENV 5.3	13 Air: Develop transportation and parking policies that favor use of mass transit and non-motorized transportation methods in order to help reduce cumulative air emissions. Ok –leave in Plan Copy to Citywide Implementation	Community-wide *	Planning, Transportation, RDA	On-going
ENV 3.4	14 Air: Incorporate "cool communities" concepts into the City's site plan review ordinance to help reduce the formation of ground level ozone. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, RDA	On-going
ENV 5.4	15 Noise: Restrict the location of noise sensitive uses within noise impacted areas. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, Building and Safety	On-going
ENV 5.4	16 Noise: Require noise attenuation measures to be incorporated into new construction and encourage these measures in major renovation projects in noise-impacted residential areas. Move to Potential Future Council Implementation Discussion	Community-wide *	Planning, Building and Safety, Development Review	On-going
ENV 6.2	17 Recycle: Initiate recycling programs that are cost effective, convenient to citizens and collect and process a wide variety of materials.	Community-wide *	Public Services, Planning	On-going
ENV 6.2	18 Recycle: Initiate recycling demonstration programs in the Central Community.	Community-wide	Planning, Public Services	On-going

		*		
ENV 6.1	19 Recycle: Initiate and promote mulching, composting and biodegradable recycling programs throughout the Central Community.	Community-wide *	Public Services	On-going
	20 Green Space: Provide new open space areas for watershed reclamation and storm water storage while providing recreation space in the Central Community.	Community-wide	Public Services	On-going
ENV 5.5	21 Light: Evaluate and implement ways to reduce light pollution and conserve energy. Move to Citywide Implementation	Community-wide *	Public Services, Transportation, Planning, Development Review	On-going
ENV 3.2	22 Green Building Practices: Develop high performance energy efficient building policies and implement codes to encourage green building practices. Move to Potential Future Council Implementation Discussion	Community-wide *	Building and Safety, Engineering, Planning	On-going
ENV 6.2	23 Waste Management: Implement and pursue demonstration projects that improve the use of recycled materials, biodegradable materials, solar power and captured water.	Community-wide *	Public Utilities, Engineering, Planning	On-going
Public Utilities and Facilities				
	Implementation	Applicable Area	Agencies Involved	Time Frame
	1 Location: Establish standard locations within street rights of way for placement of underground utilities.	Community-wide *	Public Utilities	On-going
	2 Location: Consider Requiring all public utility distribution lines currently above ground be placed below ground at time of relocation or improvement. Move to Potential Future Council Implementation Discussion	Community-wide *	Public Utilities Utility Agencies	On-going
	3 Design: Require screening of electrical substations and electrical equipment buildings with landscaping and masonry walls. Move to Citywide Implementation	Community-wide *	Planning, Public Utilities, Arts Council	On-going
PUF 2.0	4 Future: Forecast public utility needs and services for the Central Community based on the future Central Community land use map and zoning maps.	Community-wide	Planning, Public Utilities	On-going
PUF 1.0	5 Funding: Create alternative funding programs for private property owners for public infrastructure improvements.	Community-wide *	Public Utilities, HAND	On-going

	6 Water Management: Explore the opportunity to improve water conservation practices in public works projects and expand the education process in water management to the general public.	Community-wide *	Public Utilities, Planning, Engineering	On-going
PUF 2.2	7 Parking Lots: Develop standards for retaining permeable asphalt parking lots for new construction and parking lot renovation projects within Salt Lake City. Move to Potential Future Council Implementation Discussion	Community-wide *	Engineering, Public Utilities, Planning	4-5 years
PUF 4.5	8 Street Lighting: Support the public input process and adoption of the City's Street Lighting Design Element.	Community-wide *	Transportation, Planning	1 year
PUF 4.2	9 Street Medians: <u>As funding is available, develop and maintain street medians on selected north/south streets identified within the Central Community, specifically 700, 1000 and 1200 East Streets, Master Plan.</u> Ok – leave in Plan	Central City and East Central North	Transportation, Engineering, Planning	1-10 years

Potential Future Council Policy Discussion
(Taken from the Central Community Master Plan Policy document)

Expand programs - increase in costs

- Create new programs – increase in costs
- Policy issues that go beyond Council position or have not been acted on by the Council
- Non-land use related statements
- * Applicable citywide

RESIDENTIAL LAND USE POLICIES:

Overall land use policy

RLU-1.8 Institute compatibility review to ensure new or add-on residential construction that is compatible with and complements the character of established neighborhoods.

Existing housing policy

Preservation and rehabilitation

RLU-2.5 Ensure that public housing facilities are well maintained. Strongly discourage the loss of existing public housing when funding incentives cease. Support maintenance of affordable housing and deter potential change over to market rate housing after expiration of subsidies.

RLU-2.6 Prevent demolition of low-density structures in medium-density zones by allowing renovation and conversion of structures to multi-dwelling housing without significant change to the building footprint or exterior architecture.

Design compatibility

RLU-2.7 Use compatibility review to ensure that all residential construction is compatible with existing architecture, scale, and neighborhood character and with adjacent land uses.

Design innovation

RLU-3.4 Allow density bonus incentives through a conditional use or administrative process for architecturally unique residential projects that protect the neighborhood character.

Compatibility

RLU-3.6 Use compatibility review to ensure that all residential construction is compatible with existing architecture, scale, and neighborhood character and with adjacent land uses.

Infill and rehabilitation

RLU-3.10 Encourage architecturally compatible infill housing on vacant lots and replacement housing on lots containing nonconforming uses.

Mixed use policy

RLU-4.1 Encourage second floor residential dwellings above small commercial land uses and ensure building designs are compatible with neighborhood character.

* **RLU-4.2** Require a residential component for new development within areas zoned for mixed use. **Same as 4.1**

* **RLU-4.4** Create regulations to allow residential and office mixed use structures that provide residential living and professional office space within the same commercial building. **Same as 4.1**

COMMERCIAL LAND USE POLICIES

Regulations

* **CLU-2.5** Periodically evaluate municipal regulations to ensure zoning, business licensing and parking regulations do not hamper the success of small locally owned businesses.

CLU-2.7 Regulate neighborhood and community commercial land uses from transforming into regional land uses or encroaching into residential neighborhoods.

CLU-2.8 Require housing mitigation when property owners demolish or cause the loss of any residential dwelling for commercial development if the property is rezoned commercial from a residential zoning classification.

INSTITUTIONAL LAND USE POLICIES

INSLU -1.1 Institutional facilities that locate or expand in residential neighborhoods must be at a neighborhood scale, include pedestrian amenities, be compatible in design with adjacent structures and the neighborhood, and not compromise the residential integrity of the neighborhood.

INSLU-1.2 Prohibit the location or expansion of institutional facilities that displace or remove residential uses.

PARKS, OPEN SPACE AND RECREATIONAL LAND USE POLICIES

Mixed use and high-density residential

Policy POSRLU-4.0 Require the incorporation of open space into the design of mixed use and high-density land uses.

POSRLU-4.1 Require mixed use projects to provide adequate amounts of public or private open space in addition to minimum rear, side, and front yards.

POSRLU-4.2 Require developers of high-density residential projects to provide adequate open space for residents.

POSRLU-4.3 Encourage developers of high-density residential projects to make some private open space accessible to the public.

TRANSIT ORIENTED DEVELOPMENT POLICIES

Support of transit ridership

- TOD-1.1** Establish low-density TOD in the area surrounding 200 West and 1300 South Street. Structures should remain in scale with the low-density neighborhood. Zoning designations should include regulations to ensure compatibility in these areas.
- TOD-1.2** Establish medium-density TOD at the 1300 South/200 West and 600 East/400 South stations.
- TOD-1.3** Establish high-density TOD in the Central Business District, the East Downtown 400 South Corridor and in the industrial areas near the 1300 South/200 West light rail station.
- TOD-1.4** TODs are not appropriate east of the current limits of the 400 South TOD as shown on the Land Use map.
- Policy TOD-2.0** **Encourage increased transit ridership to help reduce vehicle miles traveled in the Central Community.**
- TOD-2.1** Encourage businesses to promote transit ridership and support employees who want to use it.
- TOD-2.2** Strategically locate parking lots, parking structures, and park-and-ride facilities near light rail stations without negative impact on adjacent residential districts.
- TOD-2.3** Promote the use of all forms of alternative transportation, including light rail, buses, biking, walking, shuttles, and car-pooling.

Design

- Policy TOD-4.0** **Ensure that architectural design review, site planning, and public amenities are incorporated into the creation of TOD districts.**
- TOD-4.1** Provide urban design guidelines for TOD districts with specific guidelines for light rail stations.
- TOD-4.2** Support neighborhood characteristic design themes at individual stations to make each station area unique and attractive.
- TOD-4.3** Institute design review to ensure compatibility with contiguous neighborhoods.
- TOD-4.4** Require the developers receiving city incentives provide for the construction and maintenance of public amenities.
- Policy TOD-5.0** **Support historic preservation in Transit-Oriented Development Districts.**

- TOD-5.1** Ensure the regulations of the Historic Preservation Overlay Zone supercede underlying zoning regulations and other overlay zoning regulations in order to ensure compatibly designed development in historic districts and to prevent the demolition of historic fabric.
- TOD-5.2** Encourage preservation of historic buildings throughout the TOD districts.
- TOD-5.3** Protect contributing structures in national and local historic districts.

ACCESS AND MOBILITY POLICIES

Design

- * **Policy TRANS-3.0** **Develop, design, and construct mass transit facilities that minimize circulation conflicts.**
- * **TRANS-3.1** Encourage street designs that provide the best operational solutions for pedestrians, transit, and vehicle movement, while improving the quality of urban design. Utilize new standards developed by the Congress for New Urbanism.
- * **TRANS-3.2** Ensure that land use, pedestrian connections, and mass transit systems link destination points and intense population areas with minimal obstructions to circulation.

Parking

- * **TRANS-6.3** Ensure that parking regulations for required land uses are adequate and fair in mixed land use environments. Establish maximum vehicle parking requirements in mixed-use and transit-oriented development areas.

HISTORIC PRESERVATION POLICIES

Policy and regulations

- HP-1.1** Strengthen the Economic Hardship policy and demolition ordinances to help preserve significant and contributing structures.

ENVIRONMENT POLICIES

Quality related

- Policy ENV-3.0** **Support the Salt Lake City Green program.**
- * **ENV-3.1** Develop an Environmental Management System, with internal policies concerning the environmental impact of city activities. These policies will range from prohibiting the use of hazardous chemicals to clean city buildings to mandating regular assessments of departments for their compliance with environmental policies.
- * **ENV-3.2** Use high performance / energy efficient practices in buildings constructed by the City or

using City funds to reduce energy and resource costs.

- * **ENV-3.3** Develop a program that encourages businesses to understand the positive relationship between economics and ecology and that environmentally sound practices are good for businesses and citizens of the community.

- * **ENV-3.4** Support community participation in the Cool Communities program to reduce the “urban heat island effect,” to lower cooling costs, and to reduce electric power consumption.

- * **ENV-3.5** Support and implement the goals of *the Salt Lake City Urban Forest Management Plan*.

**Potential Future Council Implementation Discussion
(Taken from the Central Community Master Plan Implementation document)**

- Expand programs - increase in costs
- Create new programs – increase in costs
- Policy issues that go beyond Council position or have not been acted on by the Council
- Non-land use related statements
- * Applicable citywide

Residential Land Use				
Related Policies	Implementation	Applicable Area	Agencies Involved	Time Frame
RLU 2.1, 3.3, 3.4 (Housing Plan p17,#3)	6 Housing Opportunity: Create an open space credit or land trade program for planned developments to increase concentration of residential land use in higher density urban areas and preserve existing open space areas (yard space or undeveloped lots).	Community-wide *	Planning, Public Services, City Attorney	5-10 years
RLU 2.1, 2.5, 2.6, 2.11	16 Code Investigation: Evaluate property maintenance programs, regulations and penalties. Identify successful programs, tools and strengths/weaknesses of regulations and penalties. Determine and implement necessary code amendments that support infill housing and rehabilitation of existing housing stock.	Community-wide *	Planning, HAND, Development Review	1-10 years, every 5 years
RLU 2.1	24 Housing Preservation: Revise the Housing Mitigation ordinance to make mitigation efforts relate better to the housing loss.	Community-wide *	HAND, Planning	1-5 years
Commercial Land Use				
	9 Incentives: Evaluate a land or financial credit program for commercial projects that contribute to open space, residential land use or public space areas beyond minimum zoning regulations.	Community-wide *	RDA, Planning	5-10 years
	11 Design: Evaluate existing signage within the community and review and modify sign regulations to encourage more aesthetically pleasing signs that are well maintained.	Community-wide *	Planning, RDA, Arts Council	On-going
Institutional Land Use				
	8 Location: Review zoning codes to ensure they encourage locating independent living facilities near neighborhood friendly commercial nodes, transit stops, social services, and community centers and to distribute specialty housing throughout the	Community-wide *	Planning, Housing, RDA	On-going

	community			
	15 Design: Review policy and ordinances to increase design review of institutional land use projects to ensure they are aesthetically attractive centers of activity, in scale with the neighborhood and contribute to the architectural integrity of the surrounding area.	Community-wide *	Planning	On-going
Parks, Open Space and Recreation				
ROSPLU 3.0, 3.3	7 Program: Establish programs for transfer of development rights or open space credits to obtain open space.	Community-wide *	Planning, Public Services, Property Management	1-5 years
ROSPLU 3.0, 3.1	13 Design: Create incentives to encourage developers to provide neighborhood parks or contribute property towards park, open space, and recreation land uses.	Community-wide *	Business Services, Planning	On-going
	14 Design: Create pedestrian rest areas at key trail and street intersections. Include amenities such as benches and visual art.	Community-wide *	Engineering, Public Services, Planning, RDA	5-20 years
	15 Future Project: Provide trails, bike paths, or bike lanes to connect parks, school playgrounds and sport fields as open space destination points to the trail system.	Community-wide *	Planning, Engineering, Public Services, RDA	10-15 years
Transit Oriented Development				
TOD 4.1	2 Codes: Create design guidelines that provide landscape and open space standards, art requirements, and architectural elements to support transit oriented development.	Community-wide *	Planning, Development Review	1-5 years
TOD 2.2	3 Codes: Re-evaluate regulations for residential and commercial parking near and in Transit Oriented Development areas regarding adequate requirements and parking maximums.	Community-wide *	Planning, Development Review	1-5 years
TOD 1.1, 4.3	4 Codes: Develop a design review mechanism for Transit Oriented Development to provide compatibility review with respect to impacts on abutting residential land uses.	Community-wide *	Planning	1-5 years
Access and Mobility				
	3 Administration: Obtain ownership or control of State (UDOT) owned streets and arterials located within the Central Community.	Community-wide *	Transportation, Public Services	5-10 years
TRANS 1.3, 3.1	4 Design: Establish design standards or guidelines to minimize conflicts between mass transit, pedestrian and automobile circulation.	Community-wide *	Planning, Transportation	On-going

Historic Preservation				
RLU 2.9	3	Codes: Establish design guidelines for commercial and multi-family historic buildings and signs.	Community-wide *	Planning 5-10 years
RLU 3.4	6	Codes: Design a new zoning district to allow for increased density, but not increase building mass or height in existing historic structures.	Community-wide *	Planning 1-5 years
Environment				
ENV 1.1	3	Seismic: Apply seismic building code standards to construction within applicable areas to minimize potential property damage.	Community-wide *	Building and Safety On-going
	4	Seismic: Design and construct all critical infrastructure improvements, public buildings and institutional buildings to comply with building code standards for Seismic Zone 4.	Community-wide *	Building and Safety On going
ENV 3.4	14	Air: Incorporate “cool communities” concepts into the City’s site plan review ordinance to help reduce the formation of ground level ozone.	Community-wide *	Planning, RDA On-going
ENV 5.4	15	Noise: Restrict the location of noise sensitive uses within noise-impacted areas.	Community-wide *	Planning, Building and Safety On-going
ENV 5.4	16	Noise: Require noise attenuation measures to be incorporated into new construction and encourage these measures in major renovation projects in noise-impacted residential areas.	Community-wide *	Planning, Building and Safety, Development Review On-going
ENV 3.2	22.	Green Building Practices: Develop high performance / energy efficient building policies and implement codes to encourage green building practices.	Community-wide *	Building and Safety, Engineering, Planning On going
Public Utilities and Facilities				
	2	Location: Require Consider requiring all public utility distribution lines currently above ground be placed below ground at time of relocation or improvement.	Community-wide *	Utility Agencies On-going
PUF 2.2	7	Parking Lots: Develop standards for requiring permeable asphalt parking lots for new construction and parking lot renovation projects within Salt Lake City.	Community-wide *	Engineering, Public Utilities, Planning 1-5 years

Potential City-wide Policies
(Taken from the Central Community Master Plan Policy document)

- Expand programs - increase in costs
- Create new programs - increase in costs
- Policy issues that go beyond Council position or have not been acted on by the Council
- Non-land use related statements
- * Applicable citywide

Residential land use policies

Residential land use policies are organized into four main categories: Overall land use policy, policies for existing housing, policies for new construction, and policies for residential mixed use.

Overall land use policy

- * **Policy RLU 1.0** 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.
- * **RLU-1.6** Encourage coordination between the Future Land Use map, zoning ordinances, and the *Salt Lake City Community Housing Plan*.
- * **RLU-1.7** Ensure that future amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of non-conforming land uses.

Existing housing policy

- * **Policy RLU- 2.0** Preserve and protect existing single- and multi-family residential dwellings ~~within the Central Community~~ through codes, regulations, and design review.

Preservation and rehabilitation

- * **RLU-2.1** Preserve housing stock through incentives and code enforcement by implementing the *Salt Lake City Community Housing Plan*.
- * **RLU-2.2** Consider opportunities for the City to purchase residential properties and market them through City housing programs.
- * **RLU-2.3** Provide improvement programs for redevelopment and rehabilitation of residential structures and neighborhoods.

- * **RLU-2.4** Assist homebuyers by marketing available government funding programs and residential rehabilitation programs, such as tax benefits for owners of structures in National Register Historic districts.

Prevention of deterioration

- * **RLU-2.10** ~~Promote reduction of~~ Reduce deterioration of residential neighborhoods through code enforcement practices.
- * **RLU-2.11** Encourage the use of programs to facilitate the rehabilitation or replacement of unsafe or boarded structures.
- * **RLU-2.12** ~~Encourage the~~ Enforcement of landscaping requirements for vacant buildings and property.

New Construction Policy

- * **Policy RLU-3.0** Promote construction of a variety of housing options that are compatible with the character of the neighborhoods in which they are located ~~of the Central Community.~~

Variety of options

- * **RLU-3.1** Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.
- * **RLU-3.2** Encourage a mix of affordable and market- rate housing for owner occupancy ~~throughout the Central Community.~~ Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

Design innovation

- * **RLU-3.3** Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.
- * **RLU-3.5** ~~Support~~ Encourage high performance, energy-efficient residential development.

Infill and rehabilitation

* **RLU-3.8** Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighborhoods ~~within the Central Community.~~

* **RLU-3.9** Identify properties for new residential construction or rehabilitation and work with local community development corporations (CDC's), the City Housing Division, and the Redevelopment Agency to develop new infill and rehabilitation projects.

Mixed Use Policy

* **Policy RLU-4.0** **Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.**

* **RLU-4.5** Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

COMMERCIAL LAND USE POLICIES

Variety of commercial services

* **Policy CLU-1.0** **Provide a range of commercial land uses ~~in the Central Community.~~**

* **CLU-1.1** **Neighborhood Commercial:** Encourage neighborhood-friendly commercial land use areas ~~in the Central Community~~ that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.

* **CLU-1.2** **Community Commercial:** Locate community level retail sales and services on appropriate arterials and do not encroach upon residential neighborhoods or generate community-wide parking and traffic issues.

* **CLU-1.4** **High Density Mixed Use:** Target areas adjacent to light rail stations in the downtown area for higher intensity commercial use and medium to high-density housing.

Commercial development

* **Policy CLU-2.0** **Support new and existing commercial businesses and improve commercial development opportunities ~~in the Central Community.~~**

Opportunities

- * **CLU-2.1** Promote Salt Lake City as a viable business community through improved business/city administration communication and relationships, business recruitment and incentives for new and existing businesses.

Transit oriented development

- * **Policy CLU-3.0** **Encourage commercial projects in and near light rail corridors to support transit oriented development.**
- * **CLU-3.2** Encourage the reuse of existing commercial buildings when appropriate to support transit oriented development.

Compatibility

- * **Policy CLU-4.0** **Ensure commercial land uses are compatible with neighboring properties.**
- * **CLU-4.1** Encourage appropriate re-use of existing non-conforming or non-complying commercial and industrial structures on a case-by-case basis.
- * **CLU-4.2** Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.
- * **CLU-4.3** Encourage commercial centers to minimize parking and traffic congestion impacts upon surrounding residential neighborhoods.
- * **CLU-4.4** Encourage relocation of incompatible commercial uses in residential areas to more suitable commercial sites.
- * **CLU-4.5** Locate commercial land uses on streets that have adequate carrying capacity. For example, locate regional commercial businesses on arterials and freeways, not on local residential streets.
- * **CLU-4.6** Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character.
- * **CLU-4.7** Encourage the reduction of outdoor storage areas on commercial and industrial establishments and promote urban design methods for screening such land uses.

Property deterioration

- * **Policy CLU-5.0** **Prevent commercial property from deteriorating and causing neighborhood blight.**
- * **CLU-5.2** Replace commercial buildings on commercially zoned property when structural rehabilitation is not feasible. Redevelopment opportunities should consider mixed land use when replacing commercial structures.
- * **CLU-5.3** ~~Encourage~~ Provide more stringent code enforcement on commercial properties that are continuously in violation of city codes.
- * **CLU-5.4** Continue and increase coordination between City capital improvement projects, private commercial development and redevelopment project areas. Encourage businesses to locate in these improvement areas.

INDUSTRIAL LAND USE POLICIES

- * **Policy ILU-1.0** **Promote light industrial and commercial development in the areas designated as Regional Commercial / Industrial Land Use.**
- * **ILU-1.1** Maintain zoning classifications that permit light industrial and large-scale commercial development.

INSTITUTIONAL LAND USE POLICIES

The Institutional land use policies are grouped into seven categories: Community-wide, Cultural/Entertainment, Educational, Government, Medical, Religious, and Social Services.

Community-wide institutional land use policy

- * **Policy INSLU-1.0** **Mitigate the impacts Institutional land uses on surrounding residential neighborhoods.**
- * **INSLU-1.5** Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs.
- * **INSLU-1.6** Mitigate the negative impacts of special events, activities, and recreation programs at institutional locations on the surrounding neighborhood and its residents.

- * **INSLU-1.7** Discourage the encroachment of medical facilities into adjacent residential neighborhoods. Encourage new medical facilities in underserved areas of the community where appropriate and supported by residents.

Relocated from Medical Land Use Policy INSLU 5.3

- * **INSLU-1.8** Provide for appropriate re-use of abandoned or vacant religious facilities with day care and other social services, residential, or open space land uses. In historic districts, encourage a use that assists in the preservation of contributory structures.

Relocated from Religious Land Use Policy INSLU 6.3

CULTURAL/ENTERTAINMENT LAND USE POLICY

- * **Policy INSLU-2.0** ~~Ensure that~~ **Encourage the availability of cultural and entertainment resources** ~~are made available to~~ **in the City Central Community.**

- * **INSLU-2.2** Promote the use of parks and plazas for cultural events and ensure that the size of the event does not exceed the facility's capacity.

EDUCATIONAL LAND USE POLICY FOR EDUCATIONAL PURPOSES

- * **Policy INSLU-3.0** ~~Improve~~ **Support quality education and the availability of educational, research, information, and technology resources for all ages throughout the Central Community.**

- * **INSLU-3.2** Work with the Salt Lake City School District, UTA, and other agencies to coordinate education land uses with transportation and housing plans.

- * **INSLU-3.3** Encourage community use of existing school district facilities and support preservation of school ground recreational fields and playgrounds for public use.

- * **INSLU-3.4** When school district facilities are identified for closure, work with the school district to ~~ensure~~ **encourage** that vacant facilities find a compatible reuse.

- * **INSLU-3.5** Develop zoning and building codes that facilitate the transformation from one institutional use to another or to residential uses.

- * **INSLU-3.9** ~~Implement programs and~~ **Encourage and support programs that provide incentives to attract families with children to existing neighborhoods.**

GOVERNMENT LAND USE POLICY FOR GOVERNMENT PURPOSES

- * **Policy INSLU-4.0** ~~Provide public services~~government facilities accessible to the public **that meet the needs of the community.**
- * **INSLU-4.3** ~~Increase~~Encourage neighborhood participation in volunteer crime prevention and emergency response programs.
- * **INSLU-4.4** ~~Ensure City and encourage Federal, State and County entities~~ -that the architecture of new government or public buildings complements and enhances the urban design of the community.

PARKS, OPEN SPACE AND RECREATIONAL LAND USE POLICIES

These policies fall into four main groups: Provision of a variety of parks, open spaces, and recreational facilities; protection and preservation; funding; and incorporating open space into mixed use and high-density residential development.

Quantity and variety

- * **Policy POSRLU-1.0** ~~Provide~~Encourage or support an adequate amount of varied park, open space, and recreational land uses as measured by the national standard for parks.
- * **POSRLU-1.4** Encourage the development of passive ~~and~~ neighborhood parks, community gardens, dog parks, and open space areas.
- * **POSRLU-1.5** ~~Ensure that~~Encourage County and private recreation facilities for all age groups and activity levels, ~~are provided within the Central Community.~~

Preservation and protection

- * **POSRLU-2.1** Protect ~~the natural open space areas within the Central Community.~~
- * **POSRLU-2.2** Prevent further destruction and promote restoration of waterways and creeks where feasible.
- * **POSRLU-2.3** Preserve the historic integrity and character of parks that are located in historic districts or have their own historic designations. Encourage festivals and activity use but discourage uses such as aquariums, museums, planetariums, and storm water detention basins.

- * **POSRLU-3.1** Encourage private developers and corporate sponsors to assist in funding parks and open space areas ~~in the Central Community~~.
- * **POSRLU-3.2** Encourage neighborhood organizations to assist in maintaining their park space through volunteer programs.
- * **POSRLU-3.3** Obtain property that is suitable for future parks, open space, or recreation areas.
- * **POSRLU-3.4** Aggressively seek grants for the acquisition of parks and open space areas and for the development of recreation facilities.

Transit Oriented Development policies

Transit-Oriented Development policies fall into these general categories: location, variety of land use; support of transit ridership and historic preservation.

Location

- * **Policy TOD-1.0** Based on the Future Land Use map, establish Transit-Oriented Districts with a range of land use densities.

VARIETY OF LAND USE

- * **Policy TOD-3.0** Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment.
 - * **TOD-3.1** Support a variety of low-, medium- and high-density residential uses around light rail stations in TOD districts, based on the Future Land Use map designations.
 - * **TOD-3.2** At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points.
 - * **TOD-3.3** Encourage a variety of commercial uses that share the same clientele and patrons. For example, movie theaters provide a clientele to patronize restaurants, arcades, and retail businesses.

ACCESS AND MOBILITY POLICIES

The transportation policies provide direction for coping with circulation issues and land use compatibility. This plan, in coordination with the Transportation Master Plan, presents opportunities to assist balanced transportation improvements with appropriate land use types. Policies and/or modifications should not deplete carrying capacities or safety of Central Community streets.

CIRCULATION SYSTEM

- * Policy TRANS-1.0 **Improve vehicle and pedestrian circulation throughout the ~~community~~ City through coordination of transportation and land use planning.**
- * TRANS-1.1 Facilitate multiple modes of travel throughout the ~~City, Central Community,~~
- * TRANS-1.2 Ensure a consistent travel/vehicle flow with minimal obstructions on arterials.
- * TRANS-1.3 ~~Ensure~~Minimize, through design review, that street design, pedestrian connections, building/parking areas, and land use designations do not create circulation conflicts between vehicles and pedestrians.
- * TRANS-1.4 Ensure that street rights-of-way provide multiple transportation modes when reasonably possible, including sidewalks, trails, bike lanes, mass transit, vehicular lanes, and other modes of transportation.
- * TRANS-1.5 Support co-locating basic social services that complement one another such as housing, food, and clothing, and locate them near transit so those in need can easily access necessary services.

Moved from Institutional Land Use section INSLU 7.5

TRAFFIC CONTROL

- * Policy TRANS-2.0 **Improve vehicle circulation through street design and traffic signal synchronization.**
- * TRANS-2.1 Continue participation in the valley-wide signal coordination program. Ensure that traffic circulates on arterial streets smoothly providing commuters efficient access to their destination points.
- * TRANS-2.3 Encourage improved methods to control traffic speeds in residential neighborhoods, utilizing traffic calming techniques and police enforcement.
- * Policy TRANS-4.0 **Relate right-of-way designs to land use patterns.**
- * TRANS-4.1 ~~Ensure that~~Encourage where appropriate street rights-of-way that have landscaped street medians, landscaped park strips, street trees, on-street parking, pedestrian lighting, and furnishings ~~such as major arterials where appropriate.~~
- * TRANS-4.4 Limit truck routes to arterials. Direct truck traffic away from areas and places with a high concentration of pedestrians and low-density residential development.

BICYCLE AND PEDESTRIAN

- * **Policy TRANS-5.0** ~~Ensure~~Encourage pedestrian mobility and safety.
 - * **TRANS-5.1** Implement the Pedestrian and Bicycle Master Plan.
 - * **TRANS-5.2** Improve pedestrian movement along arterial and collector streets. Design and ~~implementsupport~~ safe pedestrian crossings.
 - * **TRANS-5.3** ~~Ensure that p~~Pedestrians and the disabled ~~are provided~~should have direct and safe travel paths between land uses and transit.
 - * **TRANS-5.4** Coordinate bikeways with the Open Space Master Plan connecting corridors to recreational and activity centers throughout the City.
 - * **TRANS-5.5** Obtain easements where ~~necessary, feasible~~ and create appropriate design standards for pedestrian corridors for interior mid-block access. (identify blocks)

PARKING

- * **Policy TRANS-6.0** **Address parking concerns** ~~throughout the City~~within the Central Community.
 - * **TRANS-6.1** Support shared parking facilities throughout the ~~City~~Central Community.
 - * **TRANS-6.2** Encourage parking solutions to support commercial, neighborhood and transit oriented development.

HISTORIC PRESERVATION POLICIES

Policy and regulations

- * **Policy** **HP-1.0** ~~Ensure~~The City gives high priority to the preservation of historic structures and development patterns.
 - * **HP-1.2** Coordinate transit oriented development corridors with historic preservation requirements ~~to ensure that preservation is a priority~~.
 - * **HP-1.3** Ensure that zoning is conducive to preservation of significant and contributing structures or properties.
 - * **HP-1.4** Improve and expand preservation measures to protect historic development patterns such as subdivision lot layout, street patterns, neighborhood landscape features and streetscapes.
 - * **HP-1.5** Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks.

- * **Policy HP 2.0** **Use building codes and regulations to support preservation.**
- * **HP-2.1** Administer the Uniform Code for Building Conservation (UCBC) standards when retrofitting historic structures.
- * **HP-2.3** Support the conditional use procedure to allow nonresidential uses of landmark sites in residential districts when conducive to preservation of the landmark while ensuring use compatibility with the surrounding neighborhood.

Design guidelines

- * **Policy HP-3.0** ~~Implement~~**Continue implementation of the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure the compatibility of new construction with existing historic buildings.**
- * **HP-3.1** Enforce regulations pertaining to historic districts and landmark sites.
- * **HP-3.2** Ensure building construction is compatible with existing historic structures.

Expansion of preservation efforts

- * **Policy HP-4.0** **Identify new historic sites and expand National Register historic districts as funding is available.**
- * **HP-4.2** ~~Require~~**Encourage** developers and contractors to contact and participate with the State archaeologist or other appropriate government entities to identify and survey sites with potential archaeological resources. ~~Provide opportunities for~~**Encourage** discoveries and resources to be protected, recovered and preserved with minimal damage during excavations for new structures.
- * **HP-4.4** ~~Community Councils should encourage~~ **Generate political and public support for creating or expanding additional local historic districts.**

Education

- * **Policy HP- 5.0** ~~Community Councils should pursue opportunities to~~ **Increase the public's awareness about Historic Preservation.**
- * **HP-5.1** ~~Assist community organizations as resources are available to~~ **Present and provide informational workshops on historic preservation and building conservation for the general public, property owners, and contractors through neighborhood community council organizations, web sites, street fairs, the Utah Heritage Foundation, the Building Permits office, and other channels of information.**

* **HP-5.2** Showcase good examples of preservation to encourage residents to participate in preservation based on the positive outcomes of the projects.

* **HP-5.3** Explore joint educational efforts with governmental, community, and non-profit preservation groups.

URBAN DESIGN POLICIES

DESIGN GUIDELINES

* **Policy UD-1.0** ~~Implement~~ Support establishment of guidelines, and regulations for urban design to improve the quality of living in the Central Community.

* **UD-1.2** ~~Ensure that~~ Support zoning regulations that provide opportunities for unique and creative urban design solutions.

* **UD-3.4** Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods.

* **Policy UD-2.0** ~~Encourage Community Councils to~~ create programs and guidelines to enhance neighborhood identity.

DESIGN APPLICABILITY

* **Policy UD-3.0** ~~Provide for physical changes that improve the urban design characteristics-~~ within the City of the Central Community.

* **UD-3.1** Apply urban design policies and guidelines in City funded projects.

* **UD-3.2** Prioritize and coordinate urban design in capital improvement projects.

* **UD-3.4** Protect both neighborhood character and the pedestrian by providing street medians and pedestrian refuges as recommended by the Community and as funding is available.

ENVIRONMENT POLICIES

SAFETY RELATED

* **Policy ENV-1.0** **Minimize the potential damage and loss of life caused by earthquakes.**

- * ENV-1.1 Enforce compliance with the existing codes for building near fault lines.
- * ENV-1.2 Support education of the public on preparing for and surviving earthquakes.
- * ENV-1.3 Encourage seismic retrofitting of existing structures.

* **Policy ENV-2.0 Minimize the risks of flooding in the community.**

- * ENV-2.1 Control development activity in the 100-year flood plain.
- * ENV-2.2 Require that buildings in a flood plain be designed to resist flooding.
- * ENV-2.3 Support and implement the goals of the Storm Water Management Plan.

* **Policy ENV-4.0 ~~Ensure that one of Salt Lake City's highest environmental priority is~~ The City recognizes the following citywide policies to protect and preserve its water resources.**

- * ENV-4.1 Support and implement existing City water policies.
- * ENV-4.2 Ensure that city properties are managed for efficient water use.
- * ENV-4.3 Investigate ways to encourage and reward conservation water use.
- * ENV-4.4 Educate the public on the policies in the Storm Water Management Plan.
- * ENV-4.5 Serve as an example of water-wise landscaping and participate in public education on water-wise techniques.

Policy ENV-5.0 Manage urban development to protect the environment and the well-being of the community.

- * ENV-5.1 Encourage productive re-use of brownfield sites and other contaminated areas.
- * ENV-5.3 Encourage land use patterns and site development techniques that reduce formation, retention, or emission of contaminants.

- * ENV-5.5 Support implementation of a street lighting plan to reduce glare while adequately lighting all public areas.
- * ENV-6.1 Support regional plans and programs that assist in solid waste reduction and management.
- * ENV-6.2 Establish programs that support the reduction of waste, the reuse of materials, and the recycling of materials.
- * ENV-6.3 Investigate a program for recycling building materials to help reduce landfill deposits.
- * ENV-6.4 Encourage adaptive reuse of buildings rather than demolition.

RECYCLING AND SOLID WASTE

- * Policy ENV- 6.0 ~~Establish and~~The City supports citywide-recycling efforts designed to extend the life of the Salt Lake City/County solid waste facility.

PUBLIC UTILITIES AND FACILITIES POLICIES

PROVISION OF SERVICES

- * Policy PUF-1.0 ~~Within funding capabilities. Ensure that funding mechanisms are in place for continued~~ public utility services in the Central Community.
- * PUF-1.1 Maintain existing utilities throughout the City and upgrade as necessary.
- * PUF-1.2 Evaluate the need for special assessment districts to support utility infrastructure improvement demands throughout the City.
- * Policy PUF-2.0 ~~Ensure the provision of sewer, water, and storm drain services can handle the capacity needs of new development and population growth.~~ City sewer, water and storm drain services should be evaluated and maintained to meet capacity needs of new development and population growth.
- * PUF-2.1 Install and upgrade facilities throughout the City as deterioration and system demand require.
- * PUF-2.2 Explore ways to create a permeable asphalt standard for parking lots within the City.

* **Policy PUF-3.0** **Ensure that solid waste is removed from the Central Community and treated in a manner that will extend the life of existing landfills.**

* **PUF-3.1** Maintain and expand the City's curbside recycling program and expand it to include commercial and multi-residential establishments.

* **PUF-3.2** Maintain the neighborhood cleanup program.

PROVISION AND MAINTENANCE OF FACILITIES

* **Policy PUF-4.0** **Ensure that public streets are maintained and improved throughout the City Central Community.**

* **PUF-4.2** Develop or expand street medians on selected north/south streets within the City community, specifically 400, 700, 1000, and 1200 East Street.

* **PUF-4.4** Provide consistent neighborhood design themes for street lighting and ensure that street lighting is provided at a pedestrian scale. Coordinate street lighting in designated historic districts with the Historic Landmark Commission to ensure that compatible design and placement patterns are met. (PUF 4.3)

* **PUF-4.5** Encourage development and implementation of a citywide lighting plan..

* **PUF-4.6** ~~Provide~~Continue to support and evaluate ways to improve street sweeping and snow removal services for designated City owned rights-of-way throughout the City Central Community.

Potential City-wide Implementation
(Taken from the Central Community Master Plan Policy document)

- Expand programs - increase in costs
- Create new programs - increase in costs
- Policy issues that go beyond Council position or have not been acted on by the Council
- Non-land use related statements
- * Applicable citywide

Residential Land Use				
Related Policies	Implementation	Applicable Area	Agencies Involved	Time Frame
RLU 1.2, 2.1, 2.2, 2.3, 2.4, 2.11, 3.8	1 Financing Improvements: Create incentive <u>Continue and develop</u> programs that assist development of rental and owner-occupied affordable housing, residential rehabilitation and neighborhood improvement programs.	Community-wide *	RDA, HAND, Planning,	On-going
RLU 2.5, 3.0, 3.2	5 Housing Location: Evaluate distribution and spacing of independent senior, assisted and elderly care residential facilities. Such facilities should be located near accessible commercial retail sales and service land uses and mass transit stops or stations.	Community-wide *	HAND, Planning	Every 5 years
RLU 2.3, 3.8, 3.9	6 Housing Opportunity: Conduct <u>Consider</u> site-specific land use studies and prepare plans for residential infill development areas. Targeting <u>including targeting</u> specific residential areas for block redesign and/or infrastructure improvements.	Community-wide *	RDA, Planning, HAND	On-going, every 5 years
RLU 3.0, 3.1	14 Zoning Investigation: Evaluate the potential for zoning district classification that permits single-family detached dwellings on lots ranging from 2,500 - 5,000 square feet.	Community-wide	Planning	1-5 years
Commercial Land Use				
CLU 1.1	12 Zoning Analysis: Evaluate neighborhood commercial nodes to determine appropriate design guidelines and amend zoning regulations and maps appropriately. Implement a neighborhood commercial node program that addresses land use, design, infrastructure, funding assistance and boundaries relevant to neighborhood commercial and residential growth patterns.	Community-wide *	Planning	1-5 years
	15 Land Development: Evaluate and amend City	Community-	Planning, City	1-20

	ordinances to encourage the use of transfer of development rights, first right of refusal (city authority), and density bonus incentives.	wide *	Attorney	years
Institutional Land Use				
	10 Community Outreach: Coordinate and encourage review of medical and clinic expansion projects and other institutional land uses with neighborhood organizations.	Community-wide *	Planning	On going
	16 Parking: Evaluate zoning and code enforcement policies to resolve parking issues for institutional land uses through alternative and shared parking programs.	Community-wide *	Planning, Business Services	On-going
	17 Institutional Re-use: Investigate vacant or abandoned institutional uses for potential conversions to open space or residentially compatible land uses.	Community-wide *	Planning	On-going
Parks, Open Space and Recreation				
ROSPLU 2.0, 2.1, 2.2	1 Codes: Review City policies and ordinances for the protection and the creation of urban habitat for flora and fauna that adapt to the urban environment. Adopt programs and regulations supporting the preservation of unique native vegetation areas, ravines, creeks, water bodies, wetlands, canyons, and natural open spaces.	Community-wide *	Urban Forester, Planning, Public Services, Public Utilities, Development Review	5-10 years
ROSPLU 4.2	2 Codes: Develop and consider ordinance that requires adequate open space for residents of high-density residential projects.	Community-wide *	Planning	1-5 years
ROSPLU 4.2	5 Program: Create a trust fund, endowment or donation program that provides funding sources for park acquisition.	Community-wide *	Planning, Public Services, Property Management	1-5 years
Transit Oriented Development				
TOD 2.3	7 Land Use: Develop pedestrian amenities in high-density areas near light rail stations.	Community-wide *	Planning, Transportation	On-going
Access and Mobility				
	1 Administration: Incorporate the Transportation Master Plan policies during the site plan and design process.	Community-wide *	Transportation, Planning, RDA	On-going
TRANS 5.1, 5.4	2 Administration: Incorporate the Bicycle and Pedestrian Master Plan policies during site plan and design review of development applications. Continue to develop bike paths and trails on 300 East, 800 and 1300 South, and 200 West.	Community-wide *	Transportation, Planning, Public Services	On-going

TRANS 3.2	5	Design: Review site plans to evaluate and Design: With new development encourage the construction of direct pedestrian connections, pathways, and/or pedestrian zones relative to connect with neighboring land uses, parking lots and mass transit.	Community-wide *	Planning, Public Services, RDA	On-going
Community issue P 78	7	Future Project: Coordinate with the Utah Transit Authority on the location of bus stops and transfer points to support the community land use patterns.	Community-wide *	Planning, Transportation	On-going
TRANS 4.3	11	Codes: Evaluate City policies for the conversion of private streets to public streets for roadways that do not comply with standard city street specifications.	Community-wide *	Planning, Property Management	5-10 years
TRANS 6.1	13	Parking: Investigate the use of shared parking between day and evening land uses to prevent on street parking problems Parking: encourage off-street parking.	Community-wide *	Business Services, RDA, Planning	On-going
Historic Preservation					
HP 3.3, 5.0, 5.2, 5.3	1	Assist: Investigate ways to assist property owners in maintaining or rehabilitating historic properties to satisfy design guidelines. Establish Evaluate a grant or matching loan program to assist residential and commercial property owners in the maintenance and renovation of historic properties.	Community-wide *	Planning, RDA, HAND	5-10 years
HP 3.0	2	Codes: Administer the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure compatible renovation and construction.	Community-wide *	Planning	On-going
HP 1.3	4	Codes: Re-evaluate uses permitted within historic structures as a means to preserve the structure.	Community-wide *	Planning	1-5 years
HP 1.3	5	Codes: Review zoning regulations to ensure existing zoning does not encourage or promote the demolition of significant and contributing structures or properties.	Community-wide *	Planning	On-going
HP 4.3	9	Research: Continue to pursue Research: Funding for historic resource surveys at both the reconnaissance and intensive level to identify sites and neighborhoods that have historic or architectural significance and designate the sites and districts to national or local registers where appropriate.	Community-wide *	Planning	On-going
HP 5.1	11	Education: Make design guidelines and historical and preservation information more easily accessible through publications, the internet, and specific organizations.	Community-wide *	Planning	On-going
HP 3.3	12	Funding: Continue to apply for historic preservation grants for administration of districts and landmark	Community-wide	Planning	On-going

	sites and to assist in physical rehabilitation of designated historic buildings and properties.	*		
	Urban Design			
UD 3.4	8 Codes: Consider Consider creating a compatibility ordinance for new construction (infill), renovations, and restorations in some areas of neighborhoods.	Community-wide *	Planning, Development Review	1 year
TOD 4.1	10 Codes: Develop Support design guidelines that support neighborhood and community development in Transit Oriented Development districts with emphasis on pedestrian and residential spaces and the public realm.	Community-wide *	Planning, RDA	On-going
	13 Guidelines: Develop policies that require design review including Consider the use of CPTED principles of all public parks, open space and recreation facilities.	Community-wide *	Planning, Public Services	On-going
	14 Design Enhancements: Locate Encourage relocation of overhead utilities underground during new construction and when replacing outdated facilities.	Community-wide *	Public Services, Engineering, Planning	1-15 years
	15 Design Enhancements: Provide street trees and replace dead or damaged trees in parks and open space areas.	Community-wide *	Public Services	On-going
	Environment			
ENV 2.1	5 Flood: Review all building permits to determine if sites are located in 100-year floodplains. Require that buildings in a floodplain be designed to resist flooding.	Community-wide *	Building and Safety, Development Review	On-going
	7 Water: Develop Consider policies and ordinances to preserve existing open stream corridors.	Community-wide *	Planning	On-going
ENV 4.1, 5.3	8 Water: Consistently administer and enforce the Groundwater Source Protection Ordinance.	Community-wide *	Planning, Public Utilities, Engineering, Building and Safety	On-going
ENV 4.4, 5.3	9 Water: Develop programs and literature to help educate citizens about the importance of groundwater protection and appropriate handling and disposal of potential contaminants.	Community-wide *	Public Utilities	On-going

ENV 4.2	11 Water: Conduct audit of City government water use and fund changes to Consider policies to promote further conservation and decrease water waste.	Community-wide *	Public Utilities, Public Services	1-5 years
ENV 5.3	13 Air: Develop transportation and parking policies that favor use of mass transit and non-motorized transportation methods in order to help reduce cumulative air emissions.	Community-wide *	Planning, Transportation, RDA	On-going
ENV 5.5	21 Light: Evaluate and implement ways to reduce light pollution and conserve energy.	Community-wide *	Public Services, Transportation, Planning, Development Review	On going
Public Utilities and Facilities				
	3 Design: Require Consider requiring screening of electrical substations and electrical equipment buildings with landscaping and masonry walls.	Community-wide *	Planning, Public Utilities, Arts Council	On-going

MEMORANDUM

DATE: December 31, 2003

SUBJECT: Petition No. 400-01-36 - Central Community Master Plan Update

AFFECTED COUNCIL DISTRICTS: If the master plan is adopted, the Plan will affect Council Districts 4 and 5 and small portions of Council Districts 3 and 7

FROM: Janice Jardine, Planning Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community and Economic Development - Planning Division
Everett Joyce, Principal Planner

POTENTIAL OPTIONS/MOTIONS:

1. ["I move that the Council"] Adopt an ordinance enacting the updated Central Community Master Plan recommended by the Planning Commission with the following changes:
 - a. Remove reference to commuter rail or future light rail stations in the North Temple area from the maps and any text in the Plan and request a briefing from the Administration regarding this issue.

I further move that the Council adopt the following Legislative Intent statements:

- a. It is the intent of the City Council that the Central Community Master Plan area be divided into two or three separate areas for future master planning purposes in order to provide a more unified and timely approach to address future land use issues.
- b. The City Council recognizes the unusual length of time taken to develop the Central Community Master Plan which has significantly delayed initiating the implementation measures (action steps) identified in the Plan. The Council urges the Administration and Planning Commission to consider immediate implementation, analysis and resolution of the following items:
 - o Potential rezoning of properties identified on the *Land Use Conflict Map*. (This would include a closer analysis of the Jefferson Street area that was identified at the Council's public hearing.)
 - o Initiation of a planning process for the specific small area plan proposed for the 200 to 300 East 900 South area.
 - o Potential rezoning of the properties identified on the *Nonconforming Properties Future Land Use Evaluation Map*. (pg. 45 – draft Plan)
- c. The City Council urges the Administration and Planning Commission to consider including non-land use related policy and implementation statements in future citywide planning or policy documents such as an economic development plan or the general vision plan currently being developed by the Planning Commission rather than in the individual community master plans.

- d. The City Council urges the Administration and Planning Commission to consider including an index and glossary in future citywide planning or policy documents.
2. ["I move that the Council"] Adopt an ordinance enacting the updated Central Community Master Plan with any one or combination of the following changes:
 - a. Add to the list of specific plans in the Implementation section a small area master plan for the area 700 East to 1300 East and South Temple and 400 South. (*This Plan was initiated by the Planning Commission in November 2001 as part of their action relating to the conditional use approval of the Cancer Wellness Center located at 57/59 South 1100 East.*)
 - b. Remove reference to commuter rail or future light rail stations in the North Temple area from the maps and any text in the Plan until the Council has received a briefing from the Administration regarding this issue.
 - c. Remove the budget and non-land use related policy and implementation statements from the Plan.
 - d. Remove the budget and non-land use related policy and implementation statements from the Plan and request that the Planning Commission and /or Administration consider including the non-land use related policy and implementation statements in future citywide planning or policy documents such as an economic development plan or the general vision plan currently being developed by the Planning Commission.
 - e. Revise the Plan to be consistent with the recommendations from the community representatives such as:
 - Do not remove the budget and non-land use related policy and implementation statements from the Plan.
 - Remove the budget and non-land use related policy and implementation statements from the Plan except the statements relating to historic preservation.
 - Relocate the Public Facilities and Environmental sections from the Plan to an Appendix section.
 - f. Other changes identified by Council Members.
3. ["I move that the Council"] Adopt an ordinance enacting the updated Central Community Master Plan recommended by the Planning Commission.
 4. ["I move that the Council"] Not adopt an ordinance enacting the updated Central Community Master Plan.

The following information was provided previously. It is provided again for your reference.

On November 4, 2003, Council Members received a follow-up briefing regarding the proposed Central Community Master Plan and the Administration's response to the issues and questions discussed earlier this year by Council Members. (Please see attachment #1 - memo from the Administration for details.) Council Members indicated their preference for the following:

1. Divide the area into two separate areas for future master planning purposes in order to provide a more unified and timely approach to address future land use issues. The new planning areas would include: a) the higher density downtown mixed-use area and b) the lower density residential area 900 South to 2100 South and 500 East to 1300 East.

2. Provide notification of the Council's hearing regarding the master plan to the owners of property identified in the Plan on the *Potential Future Land Use/Zone Conflict Map*. (Please see attachment #2 - public hearing notices and mailing lists for details.)
3. Remove budget and non-land use related policy and implementation statements from the proposed Plan. (Please see attachments #3 and #4 Policy and Implementation documents for details. The statements proposed to be removed have been highlighted.)

Representatives from the community participating in development of the master plan were provided with the budget and non-land use related policy and implementation statements proposed to be removed from the Plan for their review and comment. Key points, recommendations and comments provided to Council staff are summarized below.

1. Relocate the Public Facilities and Environmental sections to an Appendix section in the Plan because the sections are generic and not specific to the Central Community.
2. Include an index and glossary.
3. Add an additional small area plan to study neighborhood impacts, parking, institutional and conditional uses in the Bryan/University area, due to the recent proposed expansion of the Salt Lake Regional Hospital.

Planning staff has provided the following information relating to this small area plan:

- *As part of the approval of the Cancer Wellness Center in the East Central Neighborhood, on November 15, 2001, the Planning Commission recommended staff develop a small area master plan for a portion of the East Central neighborhood.*
 - *The study area was identified between 700 East and 1300 East and between South Temple and 400 South.*
 - *The purpose of the plan was to determine the appropriate land use for the area and address issues relating to historic preservation, stability of the residential neighborhood and traffic circulation.*
 - *Staff drafted a work program and cost estimate (\$20,000) to develop the plan.*
 - *On March 15, 2002, staff met with Community Council representatives. In that meeting, the community representatives stated that they would rather see implementation of the existing goals of the East Central Small Area Plan, 1300 East University Plan and Salt Lake Clinic Plan than create a whole new plan. If anything they just wanted the existing plans to be tweaked.*
 - *Funding was never allocated for the small area plan.*
4. Do not delete the budget and non-land use statements for the following reasons:
 - a. Implementation may not be strictly land use related but related policies and goals in the Plan may be directly related to land use issues.
 - b. Deleting the statements may cause inconsistencies and disrupt the relationship with other sections of the Plan.
 - c. Interdepartmental coordination in the City typically fails and implementation/policy statements help to ensure coordination between City departments.
 - d. Budget and policy issues must be addressed if implementation is to occur. Otherwise, in a few years, the community will again be raising issues from the 1974 Plan that have never been adequately addressed.
 - e. Specific emphasis was placed on retaining statements that relate to historic preservation.

NEW INFORMATION AND MATTERS AT ISSUE:

- A. The Council has had a great deal of discussion relating to the public notice policies of the City in relation to the 1995 zoning rewrite. The City has been criticized for not providing notice to each property owner

outlining the specific changes recommended relating to each parcel of property. Significant additional notification has been made for the master plan issue, but every property owner did not receive notice. Those who have specifically receive notice include:

1. The Community Council mailing lists for:
 - a. Central City
 - b. East Central
 - c. Liberty Wells
 - d. People's Freeway
 - e. Rio Grande
 2. A special notice was sent to owners whose property the master plan recommends for rezoning:
 - a. Low density residential land uses
 - b. Low-medium density residential land uses
 - c. Low-density mixed-use land uses
 - d. Medium-density mixed-use land uses
 - e. Transit-oriented development land uses
 3. As previously noted on pg. 7, Council Members have noted that the master plan notification process does not include each individual property owner. Often property owners are not aware of the recommendations in the master plan until such time that they may be selling their property or they are contemplating future development. Council Members may wish to discuss if it would be appropriate to include property owner notification in the master plan process.
- B. The master plan includes references on several maps that relate to future light rail stations and the intermodal hub and one commuter rail station. The commuter rail station would have an impact on the abutting Capitol Hill area. Staff has not had an opportunity to determine whether this is in concert with the adopted Capitol Hill Master Plan. It does not appear that there is text in the document relating directly to the maps, and so it is possible that this policy issue has not had the same level of community review as other portions of the draft master plan. The Council may wish to hold this portion of the Plan and request a briefing from the Administration.

POTENTIAL OPTIONS/MOTIONS:

1. Close the public hearing and refer action to a future Council meeting.
2. Adopt an ordinance enacting the updated Central Community Master Plan with the following changes:
 - a. Remove the budget and non-land use related policy and implementation statements from the Plan.
 - b. Remove reference to commuter rail or future light rail stations in the North Temple area from the maps and any text in the Plan until the Council has received a briefing from the Administration regarding this issue.
 - c. Remove the budget and non-land use related policy and implementation statements from the Plan and request that the Planning Commission and / or Administration consider including the non-land use related policy and implementation statements in future citywide planning or policy documents such as an economic development plan or the general vision plan currently being developed by the Planning Commission.
 - d. Revise the Plan to be consistent with the recommendations from the community representatives such as:
 - Do not remove the budget and non-land use related policy and implementation statements from the Plan.

- Remove the budget and non-land use related policy and implementation statements from the Plan except the statements relating to historic preservation.
 - Relocate the Public Facilities and Environmental sections from the Plan to an Appendix section.
- e. Other changes identified by Council Members.
 - f. Any combination of the above.
3. Adopt an ordinance enacting the updated Central Community Master Plan recommended by the Planning Commission.
 4. Do not adopt an ordinance enacting the updated Central Community Master Plan.

The following information was provided previously. It is provided again for your reference.

OPTIONS:

1. Forward the master plan to a future Council meeting for a public hearing.
2. Identify changes to the proposed master plan and forward to a future Council meeting for a public hearing.
3. Request additional written information and refer to an additional Council work session.
4. Do not advance the master plan to a future Council meeting for consideration.
5. Other options identify by Council Members.
6. Any combination of the above.

NEW INFORMATION:

- A. On February 18, 2003, Council Members received a briefing from the Administration regarding the proposed Central Community Master Plan. The attached memorandum from Administration provides a response to the issues and questions raised by Council Members.
- B. Items discussed at the Council Work Session and the Administration's response is summarized below. (Please refer to the Administration's memorandum, previous Council staff report and additional documentation for details and background information.)
 1. At the Council briefing, Planning staff indicated that the Plan:
 - a. Provides general land use guidelines and a land use map to direct future development.
 - b. Incorporates many small area or specific plans as policy guides.
 - c. Updates land use designations to be consistent with the zoning applied during the 1995 Zoning Rewrite project.
 - d. May recommend rezoning some properties or areas to provide consistency between the Plan and zoning classifications.
 - e. Recommends application of new concepts and zoning such as transit-oriented development and mixed-use areas.
 - f. Allows for expansion of National Register Historic Districts. (This is a strictly voluntary program that allows a property owner to take advantage of tax credits for structure rehabilitation consistent with National Historic Preservation guidelines.)(Please see the Council staff report Key Elements, items C and D and the Administration's previous transmittal letter for additional details.)

2. Zoning and land use policy conflicts in the Plan. The Administration notes that a key implementation strategy identified in the Plan recommends that zoning conflict areas be evaluated through a rezoning process. As requested by the Council, the Administration's memo includes a map that identifies potential future land use and zoning conflicts. (Please refer to the Central Community Potential Future Land Use/Zone Conflict Map in the Administration's memo for specific affected properties and areas.)
 - a. The rezoning process would:
 - Provide a detailed analysis of existing land uses, development patterns, neighborhood character and potential non-conforming uses.
 - Include notification and participation of affected property owners.
 - Identify an appropriate zoning classification or the need to develop new zoning or overlay classifications to implement the goals of the Plan.
 - b. Existing zoning districts that contain potential conflicts with the land use proposed in the Plan include:
 - Low and Medium Density Mixed-Use – current zoning classifications do not permit mixed-use.
 - Low/Medium Density Residential – current zoning classifications may exceed the desired density.
 - Institutional – some parcels identified for institutional uses are zoned for residential use.
 - Transit-oriented development – current commercial zoning classifications do not support the proposed transit-oriented/mixed-use design concepts. The Plan recommends three transit-oriented development districts - low, medium and high-density. (In addition, Planning staff notes the need to adjust the Plan's Future Land Use Map to include all of the property owned by the Village Inn Restaurant at the southeast corner of 400 South and 900 East.)
 - c. Implementation – Planning staff recommends changing the Plan's implementation timeframe for initiating the rezoning process from 1-5 years to 1 year.
3. Non-conforming industrial land uses. The Plan notes the policy of encouraging relocation of heavy industrial uses to appropriate locations. (pg. 51, Policy ILU-2.2) At the Council briefing, information was requested regarding criteria used to identify industrial uses to be relocated, a list of specific types of industrial uses to be relocated, clarification of the policy in regard to what steps should be taken in relocating industrial uses, facilitating redevelopment and implementation of the policy. One Council Member noted that if the City's desire is to have people live in the City residents should be able to live and work in the City rather than forcing jobs outside the City. The Administration's memo notes:
 - a. The policy noting relocation of heavy industrial uses reflects existing policy of the 1974 Central Community Master Plan.
 - b. The policy to encourage the relocation of heavy industrial uses has been a passive policy in that the zoning classifications within the Central Community has not permitted heavy industrial uses since the 1960's.
 - c. The relocation policy is a general approach and is not targeted at specific business but targets types of industries (i.e. assembly plants).
 - d. Examples of heavy industrial uses are chemical manufacturing and storage, drop forge industry, explosive manufacturing and storage, flammable liquids, gases or heating fuel distribution and storage, grain elevator, incinerator for medical or hazardous waste, paint manufacturing and refineries.
 - e. The proposed policy was specifically placed in the master plan text to reaffirm existing policy of prohibiting expansion of such industries.
 - f. There is no intent for a specific program to assist in the relocation of heavy industries to more appropriate locations within the City.

4. Central City Small Area Master Plan - The Administration's memo notes additional text will be added to the Plan identifying development of a small area plan for the Central Community neighborhood. (This would be included in the Implementation Measures section, Item 2. Specific Plans, pg. 107.) The small area plan would address issues raised at the Council briefing including commercial encroachment, light rail, proposed transit-oriented development and "walkable community" ordinances, and protection of the low-density neighborhood character of the area. Specific boundaries of the small area plan would be established during the small area planning process.
5. Council's Downtown Development Policies – The Administration's memo notes that additional text will be added to the Plan from the Council's policy statement on the future economic development for downtown. (Please see page 6 of the Administration's memo for specific language to be included in the Plan.)
6. Business participation in the master plan process. At the Council briefing, Council Members inquired as to the notification and participation of various business organizations in the planning process such as the Chamber of Commerce, the Downtown Alliance. The Administration's memo notes that review of the mailing lists soliciting comment at open houses and public hearings included the Downtown Alliance, Downtown Retail Merchants Association and over 100 individual businesses. In addition, a representative of the Vest Pocket Business Coalition was a member of the master plan advisory committee. The Redevelopment Agency along with other City Departments was involved in the development of the Plan and had opportunities to address issues and concerns.

C. Additional issues discussed at the Council briefing included:

1. Examples of steps to be taken to increase parks and open space or identify parcels for park development. Planning staff noted that the implementation section of the Plan is intended to take the City to the next step to address at a more detailed level specific actions required to address individual open space or park needs.
2. Specific recommendations or actions that would generate a budget impact. Examples identified by Planning staff included:
 - a. Increasing funding for code enforcement staffing and city housing resources.
 - b. Allocating resources or funding for development of specific neighborhood plans.
 - c. Funding capital improvements.
3. The rationale for including staffing and non-land use related recommendations in planning documents. (Example – pg. 113 - #11 Funding – Continue to fund the Salt Lake City Arts Council and other organizations that sponsor special events or activities related to cultural entertainment.) Planning staff noted that since the development of the Capitol Hill Community Master Plan and in planning communities in the City that are largely developed, master plans often contain more specific recommendations and implementation strategies.
4. Opportunities or steps that could be taken to increase public participation in the master plan process. Council Members noted the desire to include more business owner participation and better coordination with other governmental agencies such as the Utah Transit Authority. Planning staff noted:
 - a. Generally there is not a broad range of participation in the master planning process.
 - b. Development of the small area plans recommended in the Plan would provide an opportunity to increase participation of area residents, business owners and other groups.

- c. Any rezoning recommended in the Plan would require notification and involvement of affected property owners.
 - d. The current master planning process includes:
 - o An advisory committee made up of representatives from the community, open houses and the public hearing process.
 - o Review of the Plan by City Departments and other outside governmental agencies.
5. Non-conforming uses. At the Council briefing, Council Members expressed concern regarding the potential of creating new non-conforming uses based on proposed zoning changes recommended in the Plan. Council Members also discussed with Planning staff steps that could be taken to address issues relating to existing non-conforming uses. (Please see above - Item 2. Zoning and land use policy conflicts for additional related information.) Planning staff indicated:
- a. The Plan identifies an implementation measure to address this as a separate issue. The intent is to provide an in-depth evaluation to determine an appropriate zoning classification, develop a new zoning classification or establishing a legal conforming status for existing uses. (See pg. 45, Future Neighborhood Commercial Evaluation Map and pg.111, Implementation #12.)
 - b. Several commercial land use policies identified in the Plan also address the neighborhood commercial non-conforming use issue. (See pgs. 46 – 49 for specific statements.)
 - c. The Administration is currently considering new regulations that would support placing the non-conforming uses in an appropriate zoning classification and the use of performance zoning to address potential impacts and compatibility issues.
6. Steps that could be taken or best practices to implement the vision, policies and goals of the Plan into everyday application such as through the building permit process. Planning staff indicated that implementation would include modification of the current Zoning Ordinance and zoning classifications to reflect the Plan recommendations through the use of revised standards or design guidelines.
7. One Council Member suggested possibility of initiating a Council audit to evaluate the performance of the zoning since the 1995 Zoning Rewrite project.
8. One Council Member, noting the wide geographic area encompassed by the Plan and the variety of land use issues generated through the planning process, inquired as to whether it may be more practical to divide the planning area in order to provide a more unified and timely approach to address future land use issues. Planning staff indicated that it would be possible to divide the area in to two separate areas: 1) the higher density downtown mixed-use area and 2) the lower density residential area 900 South to 2100 South and 500 East to 1300 East.

MATTERS AT ISSUE/POTENTIAL QUESTIONS FOR ADMINISTRATION:

- A. Council Members have noted that the master plan notification process does not include each individual property owner. Often property owners are not aware of the recommendations in the master plan until such time that they may be selling their property or they are contemplating future development. Council Members may wish to discuss if it would be appropriate to include property owner notification in the master plan process.
- B. Council Members may wish to identify any additional specific changes they would like to see in the Plan in addition to those recommended in the Administration’s memo. For example:
 - 1. Recommend that the planning area be divided into two separate areas as discussed at the Council briefing.

2. Remove recommendations and implementation strategies relating to staffing and non-land use related items.

cc: Rocky Fluhart, Sam Guevara, DJ Baxter, Ed Rutan, Lynn Pace, Rick Graham, LeRoy Hooton, Alison Weyher, David Dobbins, Tim Harpst, LuAnn Clark, Louis Zunguze, Brent Wilde, Enzo Calfa, Cheri Coffey, Elizabeth Giraud, Everett Joyce, Jan Aramaki, Marge Harvey, Sylvia Jones, Lehua Weaver, Annette Daley, Barry Esham, Gwen Springmeyer

File Location: Community and Economic Development Department, Planning Division, Master Plans, Central Community Master Plan

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COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION MEMORANDUM

TO: Rocky Fluhart, Chief Administrative Officer
FROM: Alison Weyher, CED Director
SUBJECT: Central Community Master Plan, Petition 400-01-36
DATE: July 17, 2003

Attached is the Planning staff response to questions brought forward in the Central Community Master Plan briefing by City Council members. The briefing was held on February 18, 2003. If any additional information is required please let me know.

cc: Louis Zunguze, Planning Director
Brent Wilde, Deputy Planning Director
Cheri Coffey, Planning Program Supervisor
Everett Joyce, Principal Planner

City Council Issues on the Central Community Master Plan Planning Staff Response from the February 18, 2003 Briefing

1. Zoning and land use policy conflicts in the master plan

The City Council requested planning staff to identify the areas of potential zoning conflict with the Future Land Use map of the master plan.

Response

A zoning conflict map highlighting areas where existing zoning may conflict with the future land use policy is enclosed. A key implementation strategy of the master plan is that these zoning conflict areas would be evaluated through a rezoning process. This process will take a close look at land uses, development patterns and neighborhood character as well as obtain input from affected property owners. This evaluation process would also address the issue of the creation of nonconforming uses at that time. Detailed evaluation and public input will lead to recommended zoning changes or amendment of master plan policy through a public process culminating with public hearings before the Planning Commission and the City Council. A final decision would be made to determine what zoning classification is appropriate and whether a unique zoning classification or zoning overlay is needed to implement the goals of the master plan or whether modifications, to the future land use map for these potential conflict areas, are required.

There are six different future land use categories within the Central Community Master Plan that have areas where they are mapped that existing zoning district classifications have a potential conflict with the land use category. The six land use categories are:

- A. Medium Density Mixed Use,
- B. Low Density Mixed Use,
- C. Low/Medium Density Residential,
- D. Low Density Residential,
- E. Institutional and
- F. Transit Oriented Development.

A. Medium Density Mixed Use conflict areas

This land use designation allows integration of medium-density residential and small business uses at ground floor levels. Residential density would range between 10-50 dwelling units per acre. Medium-density mixed use neighborhoods will provide more intense residential land uses with commercial uses. The zoning conflicts in these areas are zoning districts that do not permit mixed-uses.

NOTE: The medium density mixed use areas are shown in purple on the conflict map.

B. Low Density Mixed Use conflict areas

Low-density mixed use allows a mix of low-density residential dwellings and small commercial land uses in structures that maintain a residential character. This mixed use designation encourages the type of business activity that owners can either operate out of their residences (live/work space) or in a residential structure. Residential density is limited to 5-10 dwelling units per acre. The zoning conflicts in these areas are residential zoning districts that do not support the mix of business and residential land uses.

NOTE: The low density mixed use areas are shown in magenta on the conflict map.

C. Low/Medium Density Residential

Low/medium-density residential areas are mainly low-density neighborhoods containing a broad mix of dwelling units ranging from single family detached to single family attached dwelling units (three or more units per structure). The residential density range desired is 10-20 dwelling units per acre. The potential conflict is that the existing zoning designation may exceed the density ranges desired.

NOTE: The low/medium density residential area is shown in tan on the conflict map.

D. Low Density Residential conflict areas

This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning. The density range is 1-15 dwelling units per acre. The conflicts within these areas are that existing zoning densities exceed the low density residential character.

NOTE: The low density residential conflict area is shown in yellow on the conflict map.

E. Institutional conflict areas

The institutional zoning conflict relates to the Salt Lake Community College at 1700 South and State Street. Along 1700 South between Edison and State Street there are parcels used by the college for parking that are zoned R-1-5000. The conflict is the residential zoning of parcels designated for Institutional land use on the Future Land Use map.

NOTE: The Institutional conflict area is shown in blue on the conflict map.

F. Transit Oriented Development conflict areas

Transit-oriented development districts within the Central Community have three designations: low-density, medium-density, and high-density. Transit-Oriented Development (TOD) is intended to support new residential and residential/mixed use development serviced by mass transit so residents and businesses can use the mass transit or walk to service needs, thus reducing automobile dependency. New development should be compatible with residential land uses and not negatively impact housing and mixed use development. The majority of the area identified with potential conflicts with the TOD land use designation are zoned CG General Commercial. When the appropriate TOD zoning classifications are developed these potential conflict areas will be looked at closer to determine whether or not they will be designated for land use and zoning designation changes.

In reviewing the TOD conflict areas it was noticed that the Future Land Use map did not include all of the property for the existing Village Inn restaurant at the southeast corner of 400 South and 900 East Streets. The development consists of four parcels. The main parcel that includes the structure is zoned CC. The parking and landscape buffer areas are located on the adjacent three parcels. The Future Land Use map forwarded to the City Council designated these three parcels as medium density residential land use. All parcels of the restaurant should be designated for transit oriented development. The conflict map shown the three subject parcels in green and that the existing zoning (RMF-35) conflicts with the TOD designation recommended for the Village Inn development. The Planning staff recommends that the Future Land Use map be adjusted to include the three adjacent parcels within the TOD designation.

NOTE: The TOD conflict areas are shown in green on the conflict map.

After reviewing and identifying the areas of potential zoning conflict the planning staff is recommending revision of the implementation strategy time frame of 1-5 years to 1 year for initiating appropriate zoning petition changes to make the zoning district map consistent with the Future Land Use map of the Central Community Master Plan.

(Master Plan Text - Revised text is bold and underlined)

Future Land Use Map and Future Specific Plans			
Implementation	Applicable Area	Agencies Involved	Time Frame
1 Zoning: Review the zoning district map and initiate and process appropriate zoning petition changes to make the zoning district map consistent with the Future Land Use map of the Central Community Master Plan.	Community-wide	Planning	<u>1 year</u>

2. Nonconforming industrial land uses

The master plan contains the policy “**Industrial land use strategy – Encourage relocation of heavy industrial uses**”. The Council requested staff to better define this policy and provide examples.

Response

The policy noting relocation of heavy industrial uses reflects existing policy of the 1974 Central Community Master Plan. The 1974 plan policy indicated that the Industrial Districts within the Central Community should be limited industrial type uses because of proximity to Downtown and residential areas. Limited industrial uses refers to uses, that are not noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise such as cement plants, flammable liquid storage, forges, medical waste incinerators and other heavy manufacturing uses. The 1974 zoning district map prohibited heavy industrial uses in the Central Community.

The policy to encourage the relocation of heavy industrial uses has been a passive policy in that the zoning within the Central Community has not permitted heavy industrial uses since the 1960's. Limiting expansion of such industries encourages relocation if and when growth of the business makes it necessary to relocate. The relocation policy is a general approach and is not targeted at specific businesses but targets types of industries (i.e. assembly plants). Heavy industrial land uses are permitted in the M-2 zoning districts of Salt Lake City which are located in the western portion of West Salt Lake community and the northwest portion of Capitol Hill community.

Heavy manufacturing is defined as the assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards, or that otherwise do not constitute light manufacturing”. Examples of heavy industrial uses are chemical manufacturing and storage, drop forge industry, explosive manufacturing and storage, flammable liquids, gases or heating fuel distribution and storage, grain elevator, incinerator for medical or hazardous waste, paint manufacturing, and refinery.

Examples of existing heavy industries within the Central Community are steel or iron fabricators and processors and cement manufacturers. Examples: Allen Steel (1340 S 200 W), Mark Steel (455 W. 600 S), Valley Steel Processing (557 W 600 S) and Mountain Cement Co. 615 W 800 S).

The “Encourage relocation of heavy industrial uses” policy was specifically placed in the master plan text to reaffirm existing policy of prohibiting expansion of such industries. This policy is presently supported through existing zoning patterns. There is no intent for a specific program to assist in the relocation of heavy industries to more appropriate locations within the City.

3. Central City SAMP - small area master plan

The City Council requested that planning staff address the impact issues of commercial encroachment, light rail, TOD, walkables ordinances and the desire to protect the low density character.

Response

Text has been included in the master plan for the development of a small area plan for the Central Community neighborhood. This plan would address the items/issues listed above with analysis and policy direction that would protect the neighborhood character. The Central Community Council neighborhood boundaries are from South Temple Street to 900 South and from State Street to 700 East Street. During the process of developing the small area plan the specific boundaries of the small area plan would be established.

(Master Plan Text - Revised text is bold and underlined)

Future Land Use Map and Future Specific Plans			
Implementation	Applicable Area	Agencies Involved	Time Frame
2 Specific Plans: Develop the following plans: a. 1100 East Street Residential Business zoning district small area plan. b. West Temple Gateway Plan. c. Salt Lake Community College expansion area. d. State Street corridor plan. e. 450 South small area plan. f. 900 South between 200 and 500 East Residential Business zoning district small area plan. g. <u>Central Community Neighborhood small area plan.</u>	Community-wide	Planning	1-10 years

4. Include the City Council's downtown development policies

The City Council requested that planning staff include the Council's downtown development policies in the Central Community Master Plan.

Response

Text has been included in the master plan.

(Master Plan Text - Revised text is bold and underlined)

Future Commercial land use changes

As with residential land uses, this Master Plan recognizes that changes in commercial land uses are inevitable and need to be managed. Future Commercial Land Use designations are based on existing land uses, the 1995 zoning patterns, and light rail construction.

Central Business District

The boundary of the Central Business District was expanded in 1990 with adoption of the Urban Design Element to create redevelopment opportunities south and west of the historical downtown Salt Lake City core in order to discourage large-scale commercial land uses from encroaching into lower density residential neighborhoods to the east of Downtown. The purpose of the support area is to encourage reuse of existing warehouses and industrial buildings located west and south of the Central Business District. The boundaries of the Central Business District and the support area are depicted in the Central Community Future Land Use map.

The January 2003 Salt Lake City Council policy statement on the Future Economic Development of Downtown urges the administration to fashion an implementation program based on existing plans and strategies and carry out the implementation. Downtown development should address the following elements: Business center, Retail, Institutional center, Local government and related public facilities, Arts, culture, entertainment and nightlife, Tourism and Housing.

Commercial land use policies

Variety of commercial services

CLU-1.3 Central Business District: Increase multiple land use activities within a dense urban area following the guidelines established in the *Downtown Master Plan* **and in the City Council's Downtown Economic Development Policy.** The area should become a 24-hour center of activity.

5. Number of businesses involved in master plan

The City Council noted concern about the lack of businesses involved in the development of the master plan. (i.e. Downtown Alliance, Chamber of Commerce, Business Advisory Board, RDA)

Response

Review of the mailing lists soliciting comment at open houses and public hearings included Downtown Alliance, Downtown Retail Merchants Association and over 100 individually listed businesses. In addition, a representative of the Vest Pocket Business Coalition was a member of the master plan advisory committee. The Redevelopment Agency along with other City Departments was involved in the development of the master plan and had opportunities to address their issues and concerns. It appears that there was adequate outreach effort to affected business representatives, as well as individual businesses.