

Communication to the City Council



To: Lyn Creswell, Chief Administrative Officer

Department of Community Development
Office of the Director

From: Louis Zunguze, Community Development Director

Date: September 5, 2007

CC: Mary De La Mare-Schaefer, Community Development Deputy Director

Re: Street Lighting Study & Historic Preservation Updates

At the request of Councilmember Remington-Love, we are providing a brief update on the status of two projects within the Department of Community Development. Attachment A is an update from the Transportation Division regarding the street lighting program and funding study currently underway. Attachment B is an update on the Preservation Plan and historic preservation surveys being conducted in selected historic districts of the City.

If you have any questions, please don't hesitate to contact me.

Thank you.

**Attachment A: Street Lighting
Options & Funding Study**

Status of “Street Light Programs and Funding Options Study”
for
District 5 Outreach Meeting
September 13, 2007

A consultant team led by BBC Research has been commissioned to perform this study and make recommendations specifically relative to the following three objectives:

1. Evaluate the appropriateness of multiple lighting programs.
2. Provide practical solutions to problems of inadequate funding and multiple funding sources.
3. Recommend solutions to the lack of control of management and maintenance of privately owned street lights and inequity issues of private lighting funding assistance.

BBC Research has conducted interviews with key stakeholders to identify the issues related to the City’s current street lighting programs. Research was also performed to determine best practices from comparable cities. An analysis of several funding methods has been performed. A draft final report has been reviewed by City staff. As of August 22, final comments have been provided to the consultant who is now finalizing their report and recommendations.

By the time of the District 5 Outreach Meeting, the consultant will have provided the City with a target date for submitting their report. The City administration will review the final report and prepare recommendations to submit to City Council along with the consultant report. City Council will be asked to consider the recommendations and provide direction to the administration on changes to the street lighting program they would like to see implemented.

**Attachment B: Historic Preservation
Survey Update**

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Louis Zunguze, Community Development Director

FROM: George Shaw, Planning & Zoning Enforcement Director

DATE: September 6, 2007

CC: Cindy Gust-Jenson, City Council Executive Director
Mary DeLaMare-Schafer, Community Development Deputy Director
Joel Paterson, Planning Programs Supervisor.

SUBJECT: Status of Preservation Projects

Attached please find information relating to the status of the various preservation planning projects currently underway in the Planning Division. (Attachment A) This information is submitted to the City Council for its review. Staff is prepared to give a presentation or answer any questions you have on this matter at your September 13, 2007 District 5 outreach meeting and can focus specifically on the status of the city-wide Historic Preservation Plan, the historic surveys of Gilmer Park and Liberty Wells and the National Register Nomination for the Yalecrest Historic District located within District 5, as requested.

Historic Preservation Plan

Background Information

In 2004, the Planning Division prepared a response to the City Council request for a report on the status of the Historic Preservation Program in Salt Lake City. This Legislative Intent was in some ways an audit of the preservation program and identified the strengths and weaknesses of the program. One of the outcomes of this Legislative Intent was a list of projects that needed to be completed to strengthen the City's historic preservation program. One of those projects was to complete a city-wide historic preservation plan to provide policy direction for preservation in the City.

Issues

The following goals and objectives are to be met in the development of the historic preservation plan:

- A. To clarify the role of historic preservation planning in a city-wide context, in order to eliminate uncertainty and confusion of the purpose, meaning and context of historic preservation in Salt Lake City.
- B. To constructively identify and resolve conflicts between historic preservation and

other land-use tools such as zoning and master plans, and to ensure consistency between various City policies.

- C. To guide decision-making for all City departments.
- D. To strengthen the legal basis of historic preservation.
- E. To comprehensively address issues relating to zoning, development patterns of residential, commercial and institutional uses and design affecting the city's historic resources, including current zoning in existing historic districts.
- F. To encourage economic development through historic preservation.
- G. To prioritize additional survey efforts.
- H. To prioritize designation of future historic districts.
- I. To make recommendations on revisions to the boundaries of exiting districts.
- J. To identify areas of historic districts in need of extra assistance and attention.
- K. To identify public, private and non-profit sector roles and responsibilities.
- L. To identify and build support for additional incentives to encourage historic preservation in the community.
- M. To establish a work plan addressing priorities and implementation strategies to make best use of staffing and financial resources.
- N. To identify an approach to the historic preservation of buildings of the recent past.

Master Plan Process

The Master Plan process began with the signing of the consultant contract at the end of June, 2007. The Historic Landmark Commission will be actively involved in the process and will be the lead for ensuring that the final draft plan provides the correct vision for preservation in Salt Lake City and adequately addresses the goals, objectives of the project and addresses the pertinent issues raised. An Advisory Committee was formed, with input from the City Council, Mayor, Historic Landmark Commission and other preservation groups in the City. The role of the Advisory Committee is to discuss issues and ideas, provide input on draft work products and serve as a sounding board and pivotal group for the development of the plan.

The process includes four phases: Phase I includes the assessment of existing conditions which includes an evaluation of the existing program, policies and regulations as well as identification of issues. During Phase II, the consultants will draft the vision, goals and policies based on their review of the background materials and input received during their meetings and interviews August 22-23, 2007. They will then work with the Advisory Committee in late fall 2007 to refine the vision, goals and policies and also will seek input and direction from the Historic Landmark Commission, Planning Commission and City Council. Once they have received direction from these bodies, the consultants will refine the vision, goals and policies accordingly and begin to develop the actual plan documents. The project is scheduled for completion by July 1, 2008. Throughout all of the process there will be extensive work with the Advisory Committee and feedback from the Historic Landmark Commission. In addition, there will be public input processes with the final adoption plan including public hearings by the Historic Landmark Commission, Planning Commission and City Council. The City Council is the final decision making body for the plan.

Status of Project

The project is in Phase I of the process. The consultants met with the Advisory Committee for the first time on August 22, 2007 and had a good dialogue about their role and issues that should be addressed as part of the planning process. During their first visit, the consultants also met with the Historic Landmark Commission, held stakeholder interviews with various interest groups (such as Council members and Planning Commissioners, realtors, architects, developers, past members of the Economic Review Panel and citizens.) In addition, a public workshop was held on Thursday August 23rd. A questionnaire has also been distributed widely throughout the community to obtain comments and issues to be addressed through this process.

Professional Surveys

The Planning Division is currently overseeing seven contracts for professional preservation survey work. These projects include the Avenues Historic District (Phase I and II), Liberty Wells, Gilmer Park, Sugar House Business District, University Expansion area, and the University Historic District. Five of these projects were funded in FY07 and the contracts were awarded to three different professional firms.

These updated surveys will enable the Planning Division Staff and Historic Landmark Commission to make informed decisions regarding design review and planning actions affecting these existing and proposed historic districts and to provide a higher level of certainty regarding historic district status among property owners in the district. The above will also help the City, under the direction of the Historic Landmark Commission, to complete and implement the on-going development of the City's Historic Preservation Plan..

Thank you.

SEP 11 2007

Historic Preservation Projects Status Report September 2007

Project	Description	Funding	Consultant	Contract Recorded	Proposed Completion Date	Status
Preservation Plan	City-wide policy document regarding historic preservation	\$80,000	Clarion Associates	4/26/07	July 1, 2008	Phase I. Assessment and Issue Identification Phase. Held Advisory Committee, Stakeholder, HLC and Public Workshop meetings on August 22 and 23, 2007.
South Temple Historic District Survey	Complete reconnaissance survey of whole district and some Intensive Level surveys of areas that were not originally surveyed at the Intensive Level.	\$12,500	Bee Lufkin	3/16/2006		Completed November 2006
Capitol Hill Historic District Survey	Complete reconnaissance level survey of the whole district and some Intensive Level surveys of areas that were not originally surveyed at the Intensive Level.	\$34,500	Korral Broschinsky (Preservation Documentation Resource)	2/24/06		Completed June 2007
Avenues Survey Phase I	Complete reconnaissance level survey of the district below 4 th Avenue.	\$12,816	Korral Broschinsky (Preservation Documentation Resource)	March 23, 2007	September 4, 2007	Consultant is finalizing the report and will submit it the first week of September.
Avenues Survey Phase II	Complete reconnaissance level survey of the district above 4 th Avenue	\$6,600	Korral Broschinsky (Preservation Documentation Resource)	-----	-----	The consultant will begin working on Phase II in October (once the leaves have fallen from the trees).

Project	Description	Funding	Consultant	Contract Recorded	Proposed Completion Date	Status
Sugar House Business District Survey & Design Guidelines	Conduct reconnaissance level historic surveys of all properties zoned C-SHBD. This area is mainly located between 900 East and 1300 East between Hollywood Avenue and I-80. Conduct intensive level survey of contributing structures and possibly of those structures built 50 or more years ago. The contract also includes development of design guidelines.	\$52,500	Broschinsky, Lufkin and Blaes	3/20/07	5/1/08	Consultants have submitted a draft of the reconnaissance level survey and will begin the intensive level survey.
University Expansion Area Survey	Includes approximately 7 blocks west of the existing historic district (approximately 240 structures)	\$81,000	Korral Broschinsky	August 27, 2007	November 30, 2008	Contract has been signed and is in process of being recorded.
University Historic District Survey	Prepare Intensive Level Survey of the existing historic district located between 1100 East and University Street generally between South Temple and 500 South	\$257,000	-----	-----	-----	Request for Proposal is being prepared in order to hire a consultant to prepare the survey
Central City Historic District	Prepare a reconnaissance level survey and intensive level surveys of the existing Central City Historic District generally located between 500 and 700 East between South Temple and 900 South	\$224,155	-----	-----	-----	CDBG Application has been submitted. Staff will also request General Fund monies for the project (FY 2008)