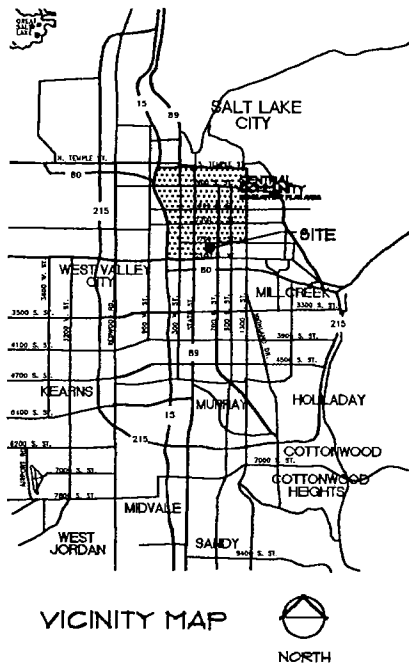


BLOCKS 4 & 5
EAST WATERLOO SUBDIVISION
MASTER PLAN



Salt Lake City Planning Commission 1992

BLOCKS 4 & 5
EAST WATERLOO SUBDIVISION
ST. JOSEPH VILLA
MASTER PLAN

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Approved by the Planning Commission
September 3, 1992

Adopted by the City Council
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BLOCKS 4 & 5 MASTER PLAN EAST WATERLOO SUBDIVISION

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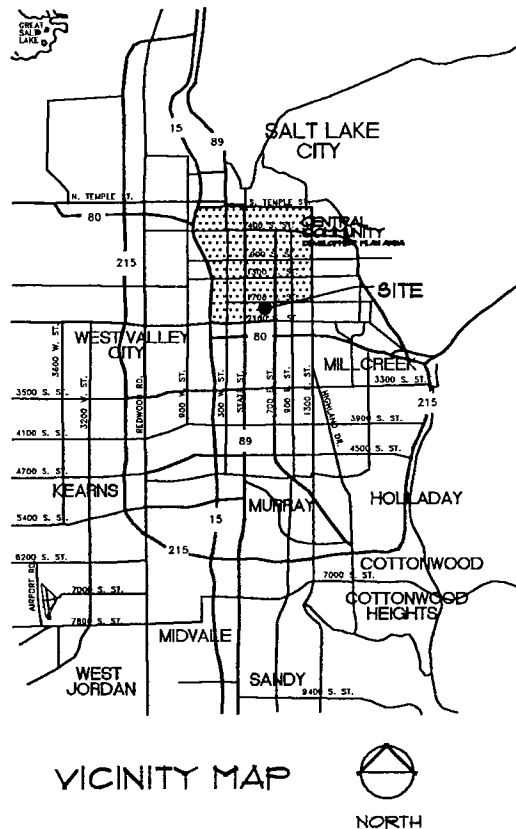
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**A MASTER PLAN FOR SALT LAKE CITY
EAST WATERLOO SUBDIVISION - BLOCKS 4 & 5
RAMONA AVENUE, 400 EAST - 500 EAST**

INTRODUCTION:

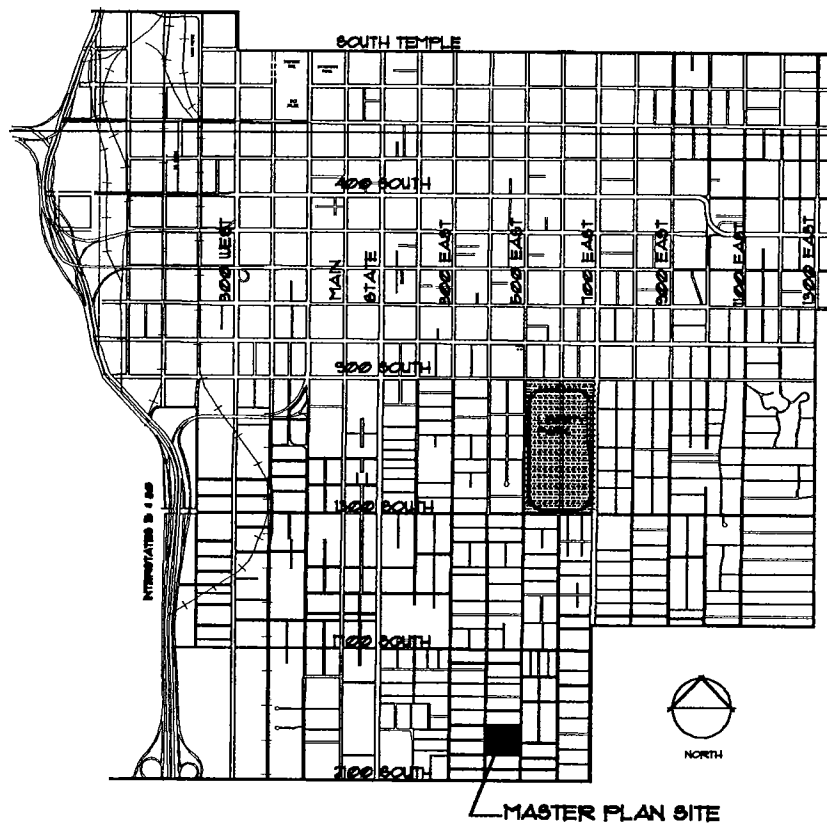
It is the intent of the **Master Plan for Salt Lake City East Waterloo Subdivision Blocks 4 & 5** to refine and strengthen the direction of the **Central Community Development Plan - 1974 (CCDP)** for these blocks. This plan presents a desirable future character for blocks 4 & 5 of the East Waterloo subdivision and addresses the issues of land use, land use transitions, traffic circulation, and design amenity. Therefore, this Master Plan should be considered a supplement to, and companion document for the **CCDP**. This Master Plan addresses developments proposed by St. Joseph Villa for Blocks 4 & 5 and evaluates them within the context of both the **Central Community Development Plan**, the **Salt Lake City Housing Policy - 1990** and the **Salt Lake City Comprehensive Housing Affordability Strategy (CHAS) - 1991**.



CENTRAL COMMUNITY DEVELOPMENT PLAN - 1974 (CCDP) INTENT:

The **Central Community Development Plan - 1974** strives to protect and enhance existing residential neighborhoods and encourage rehabilitation. The community faces strong pressures for conversion of residential land uses to other activities. The plan seeks to stabilize and protect residential use and opportunities in the Central Community area, while allowing some limited, appropriate, and compatible office and commercial uses. In interpreting the Plan it should be remembered that it emphasizes the following principles:

1. The need to revitalize and stabilize inner-city neighborhoods.
2. Greater recognition of mixed use areas and their relative permanence.
3. Action programs for housing.
4. Neighborhood revitalization as a remedy for obsolescence and decline.

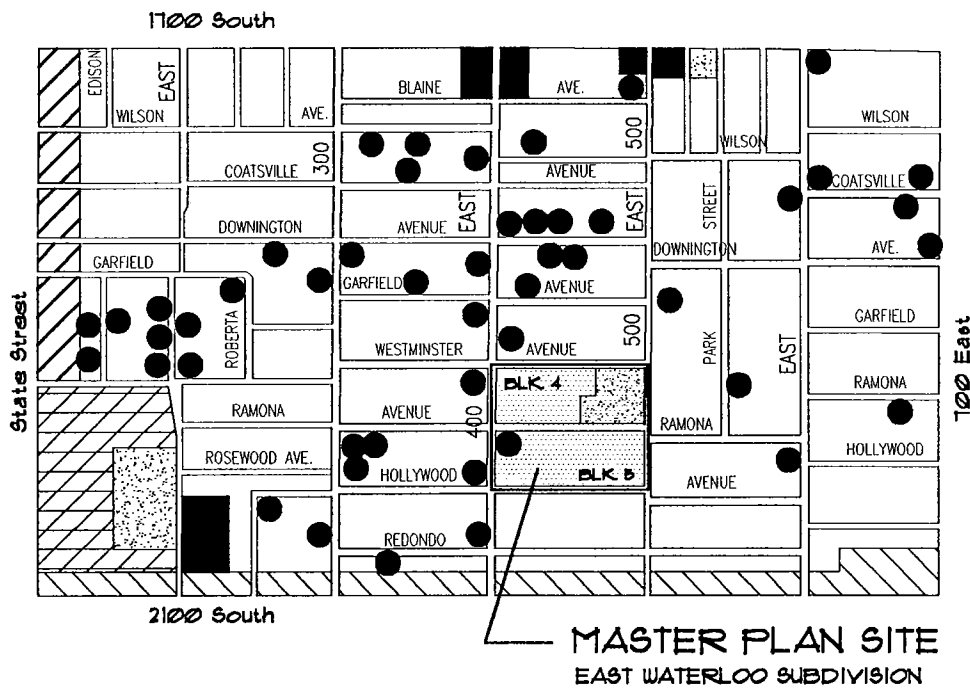


CENTRAL COMMUNITY
DEVELOPMENT PLAN AREA

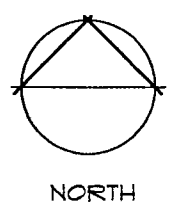
CENTRAL COMMUNITY DEVELOPMENT PLAN - 1974 REALITY:

The **CCDP** indicates the area immediately surrounding Blocks 4 & 5 of the East Waterloo Subdivision as being of "Low Density" (5.5 dwelling units per gross acre). A recent survey indicated that this might not be the case as there is an average structure density of 35 units per block or 8.75 residences per gross acre (1 dwelling unit / residence). This area is zoned R-2 which allows for 2 dwelling units / residence. The actual density could be much higher putting the immediate area into a low-medium density category. This survey also revealed that in a 17 block area immediately surrounding Blocks 4 & 5 there were 23 residences that contained 4 or more dwelling units. This plan also does not recognize existing land uses in the immediate area other than low density residential. There are pockets of existing high density housing and special use housing that are not addressed in the **CCDP**. None the less, it is the direction of the Development Plan to "**Stabilize**" these older family neighborhoods which need protection and revitalization.

EXISTING WELLS NEIGHBORHOOD ZONING



- R-2 2 Family Dwellings
- ▨ R-6 Multiple Family / High Density / Intermediate Care Facilities
- B-3 Limited Business & Neighborhood Shopping
- ▧ C-1 Limited Commercial
- ▩ C-3 General Business Activity
- ▨ C-3A General Business Activity (15' Set Back)
- Multiple Family Dwellings in R-2 Zone



SALT LAKE CITY HOUSING POLICY - 1990

This policy serves as a plan to address citywide housing issues. Salt Lake City is continuing to lose population and a priority of the policy is to arrest this decline by increasing the appeal of housing for persons from every economic station. It is a goal of **Salt Lake City** to provide available and affordable housing of sufficient variety to meet the needs of people who want to live in the city. This loss of population erodes the tax base and depletes the neighborhoods of people needed to sustain commercial governmental, and social services. It is a goal of this policy to attract and retain enough families and individuals to stabilize the population and repopulate neighborhoods. This policy also recognizes that action steps need to be taken which strengthen and promotes the quality of life in the neighborhoods.

COMPREHENSIVE HOUSING AFFORD STRATEGY (CHAS) - 1991

CHAS had its beginnings in the Housing Conference held in January of 1989 and its resultant Salt Lake City Housing Policy discussed above. It is a five year strategy for City efforts to provide housing to segments of the population that would otherwise not have it. This strategy has determined that the most urgent priorities should be with the homeless. The direction for other types of housing, such as the elderly, will have to be met by private needs. This strategy recognizes a need for special housing needs for the disabled, AIDS patients, respite care and continuum care for the elderly. **CHAS** proposes that the city adopt local zoning ordinances which support development of housing between own home and nursing home.

The Master Plan for Blocks 4 & 5 of the East Waterloo Subdivision was developed within the framework of the **Central Community Development Plan - 1974**, **The Salt Lake City Housing Policy**, & the **Comprehensive Housing Affordability Strategy**. The Master Plan seeks to further define the principles of the Development Plan using the SLC Housing Policy and CHAS as a guideline.

A MASTER PLAN FOR BLOCKS 4 & 5 OF THE EAST WATERLOO SUBDIVISION

PRESENT CHARACTER:

Blocks 4 & 5 are basically residential. 1 & 2 family residences presently exist along Westminster and Hollywood Avenues, higher density housing exists along 400 East, with a Special Needs residential (Nursing Home) located along 500 East. St. Joseph Villa is a principal land use of these blocks. The major streets adjoining these blocks are 500 East and 400 East each important to the movement of traffic in Salt Lake City. The character of these blocks is inconsistent. Single story "bungalow" type housing comprises a majority of the site perimeter. The nursing home (3 story masonry) and some 2 story apartments make up the remainder of these blocks.

FUTURE CHARACTER:

This Master Plan recognizes the need for the additional special use residential needs of the community as identified in the **SLC Housing Policy** and the **CHAS** by allowing St. Joseph Villa to meet these objectives. It provides a framework for development consistent with the intent of the **Central Community Development Plan**.





The small scale residential character of the perimeter of blocks 4 & 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue. The impact of this more intense development should be mitigated by: (1) interfacing the edges along 400 East and 500 East and abutting properties with a landscaped buffer; and (2) limiting building heights. (See attached graphic illustration of block face elevations).

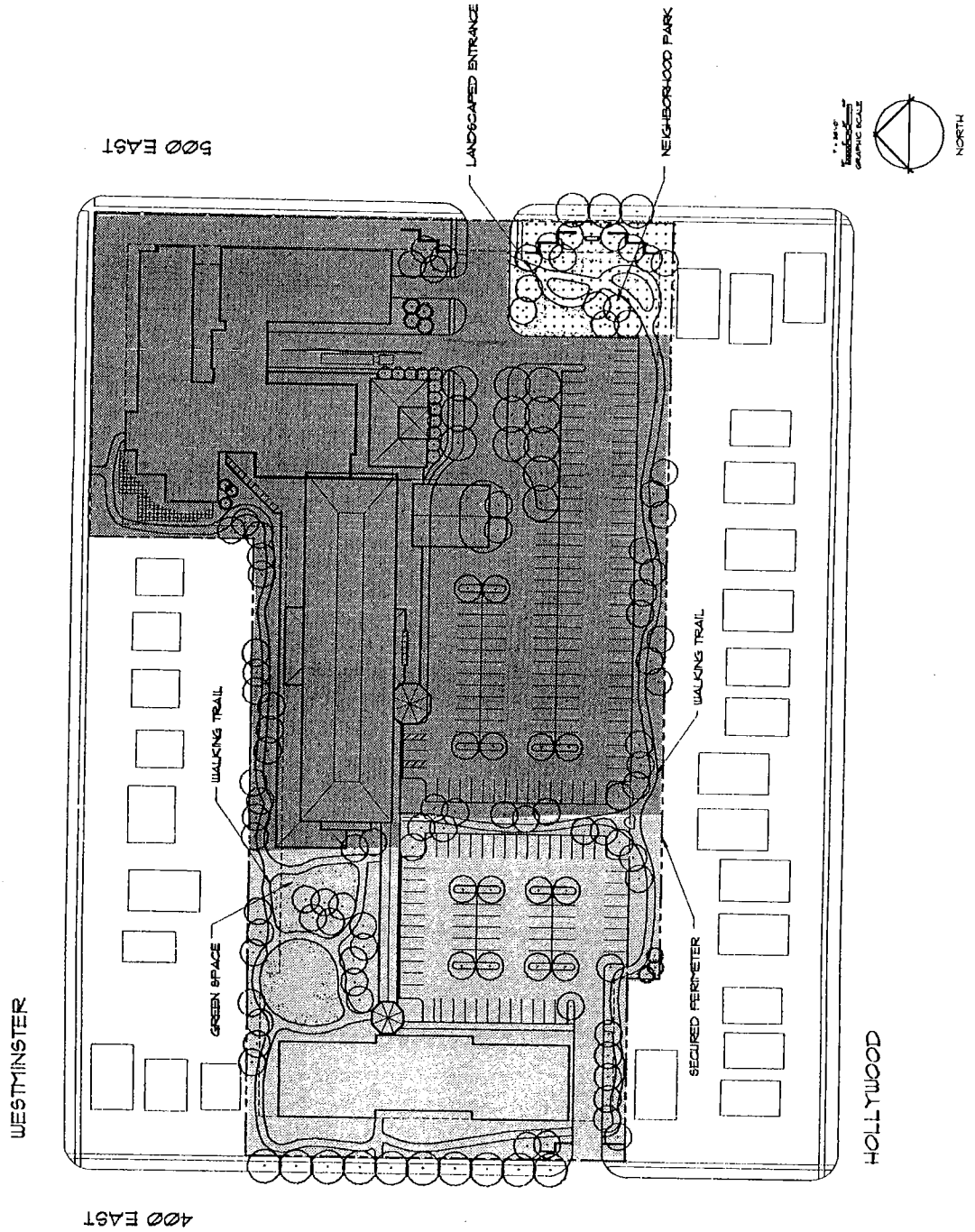


WESTMINSTER AVENUE Looking SOUTH

East Waterloo Subdivision Blocks 4 and 5

Development Plan

-  Low Density Residential
-  High Density Residential - Elderly
-  Specialized Residential Life Care Facilities
-  Open Space



USE OF LAND:

The primary use of land on blocks 4 & 5 should be for residential activities. The character of the single and 2 family residential units along Westminster and Hollywood Avenues should be maintained, and any new construction along these streets should be compatible with the fabric of the surrounding neighborhoods. More intense residential activity should be located along 400 & 500 East, with more intensive special use residential development along with commercial uses that support this development being internalized along Ramona Avenue.

NEIGHBORHOOD CONTEXT:

All future development should achieve a coherent, unified character and attractive streetscape. The impact of special use residential needs on the neighborhood should be mitigated through the use of landscaped buffers and setbacks. Development along the interface with the surrounding neighborhoods, should be consistent, acknowledging existing forms, materials and composition. More intense development should acknowledge the residential character of the neighborhood and employ design principles to minimize the impact to the area.

The maximum height allowed along the periphery of these blocks should be 3 stories with a maximum of 4 stories being allowed internally along Ramona Avenue. The intensity of the development around the perimeter of these blocks should remain 1 & 2 family along Westminster & Hollywood Avenues with higher density development allowed along 400 & 500 East. Special use residential and accompanying support development should occur along Ramona Avenue. New buildings should express the desired residential character of the block in facade design, roof forms and choice of building materials. New development should acknowledge scale, form, and facade composition in order to reinforce the neighborhood character.

ACCESS:

A high level of pedestrian safety, access and amenity must be maintained. Well maintained sidewalks, appropriately sited driveways, and well landscaped streetscapes will encourage the desired pedestrian amenity.

The capacity of 500 East (A major arterial) and 400 East (A minor arterial) to move traffic must be maintained. These streets should provide principle access to the block. Westminster and Hollywood Avenues should provide local access to properties. Through traffic on Ramona Avenue should be eliminated by closure of the street, freeing up additional space to provide landscaped buffers between adjacent 1 & 2 family residential and special use residential developments. Primary access to this special use residential development should be maintained by private driveways primarily accessed off of 500 East. Parking lots should be sited behind main buildings and designed as an integral part of site design.

SIGNAGE:

All signs should be compatible with the overall residential character sought for this block. Careful attention should be given in terms of size, color, illumination to minimize the impact on the neighborhood while conveying the desired message.

LANDSCAPE OPEN SPACE:

Onsite landscaping and screening walls are required to enhance the residential setting for the block. Landscaping and buffer treatments should be utilized to soften the transition from special use residential to low density residential uses with-in the neighborhood fabric.

CONCLUSION:

Blocks 4 & 5 of the East Waterloo subdivision should continue as a viable residential environment. Special use residential uses are appropriate provided they blend with the residential fabric of the neighborhood. The **Master Plan** amendment to accomodate special use residential at this location is consistent with city policy of providing housing opportunities for all segments of the population. Site planning, building scale and design, and transitioning treatments are all important elements of land use compatibility for these blocks.

MASTER PLAN IMPLEMENTATION:

The more intense specialized residential and life care facility supported in this block master plan should be permitted through a conditional use process. This process would allow specific site design issues to be addressed and resolved to best protect the surrounding neighborhood from development impacts.