

FUTURE LAND USE DESCRIPTIONS

Below is a summary of the future land use designations found on the map located on pages 2-3. For a complete description, please refer to the Westside Master Plan found on the Planning Division website at [www.slcgov.com/planning](http://www.slcgov.com/planning)



NEIGHBORHOODS

Glendale and Poplar Grove make of the residential neighborhoods of the Westside Master Plan. The goal of the plan is to preserve the character, scale and land use of the neighborhoods while promoting appropriate growth at identified nodes. Any new development should consider the nature of the surrounding areas. Appropriate areas for infill development (single family dwellings, small lot residential development, and multi-family housing at or near the nodes) accessory dwelling units, and urban agriculture are identified in the plan.



JORDAN RIVER

The Jordan River is an important neighborhood, City and regional asset. The future of the river is dependent on its preservation, improving natural habitat and as the heart of a regional trail system. The missing links on the trail need to be completed and wayfinding needs to direct people to the river and the destinations along it. Adjacent land should be studied to determine the value of how it should be used, with important plan and animal habitats being protected. The Jordan River should be celebrated, as the heart of the neighborhoods, a marketing tool for economic development and for high quality urban design.



EAST SIDE OF REDWOOD ROAD

The east side of Redwood Road is one of the few opportunities to add housing opportunities in the Westside Community. With a mix of regional, community and recreation nodes along Redwood Road, the variety and scale of development may vary dramatically. Around Glendale Golf Course, there is an opportunity for taller buildings, a mix of apartments, condominiums, office, commercial and light industrial uses to develop around the golf course and surplus canal. North of California Avenue, Redwood Road can support smaller scale mixed use development if the impact of building scale is reduced to fit in with the residential uses to the east.



WEST SIDE OF REDWOOD ROAD

The industrial areas in the Westside area are important economic resources to the neighborhoods, the City and the region. The west side of Redwood Road should be seen as an employment center with a mix of commercial and light industrial uses that are commonly found in business, warehouse and research parks. An emphasis should be on how buildings address the streets. Industrial and manufacturing uses that generate public nuisances should not be located between Redwood Road and I-215. As the community grows, more entertainment types of businesses may be viable near 2100 South and Redwood Road.



700 WEST INDUSTRIAL AREAS

The area along 700 West is next to residential land uses, creating a situation where conflicts and public nuisances could occur. The goal of the plan in this area is to redevelop the industrial area over time by limiting land uses to those commercial and industrial types of land uses that can occur completely within an enclosed building, not creating neighborhood nuisances. In some instances, more residential density may be appropriate if the impacts from industrial uses can be managed. Between 1700 South and 2100 South, more intense industrial, manufacturing and commercial uses are appropriate if the public nuisances can be addressed through development standards. This approach should be extend west towards the Jordan River without negatively impacting the river or its surroundings.

This document is a summary of the Westside Master Plan. For the adopted policies and actual descriptions of the areas, nodes, and other actions, please refer to the adopted version of the Westside Master Plan.

Salt Lake City Planning Division  
Department of Community and Economic Development  
[www.slcgov.com/planning](http://www.slcgov.com/planning)  
(801)-535-7757



THE MASTER PLANNING PROCESS



A Vision for the Westside

The *Westside Master Plan* is a visioning document for the Glendale and Poplar Grove neighborhoods. It is the result of over two years of public engagement directed by the Salt Lake City Planning Division and its partners in the community. The plan explores the community’s history, assets, issues, and most importantly, the opportunities, all of which make Westside, the *Westside*.

The plan records that vision and maps out the means to reaching it over the next ten to 20 years. The direction is in the form of goals and actions items to be implemented and carried out by Salt Lake City, private developers, stakeholders and members of the community.





1

### NEIGHBORHOOD NODES

Small scale areas typically located at the intersection of two important streets where shops and stores are located. Neighborhood nodes are surrounded by residential uses, usually homes and 2 or 3 story apartment buildings. The businesses primarily serve those that live near by, but occasionally are destinations for people outside the neighborhood.

- 900 West at 700 South
- 900 West at 900 South
- Indiana Avenue at Navajo Street
- 1400 South at Pueblo Street
- 400 South at Concord Street
- Glendale Drive at Navajo Street

2

### COMMUNITY NODES

Community Nodes are larger in scale than neighborhood nodes and attract people from outside of the neighborhood. Grocery stores, clothing stores, restaurants and offices are usually found within a community node. Community nodes contain a mix of residential uses, with 20-30 dwelling units per acre, in buildings that are appropriately scaled to reduce impacts on nearby single family neighborhoods.

- 900 West at 400 South
- Indiana Avenue at 800 South
- Redwood Road at Indiana Avenue
- Redwood Road at California Avenue
- California Avenue at Concord Street and Glendale Drive

3

### REGIONAL NODES

Regional Nodes are major magnets for large commercial uses, whether large office buildings or large retailers. They are usually along busy roads and served by mass transit. Ideally a regional node will also include a large residential components, with projects achieving more than 50 dwelling units per acre.

- Redwood Road at 400 South
- Redwood Road at 1700 South
- California Avenue at 2100 South
- 900 West at 1700 South

4

### RECREATION NODES

Recreation nodes are centers of activity that have developed around the recreation opportunities in the Westside neighborhoods. Anchored by the Jordan River, these nodes are easy to get to and are used every day by the residents of Westside as well as people recreating from other parts of the region. Activity is necessary for these nodes to remain safe and attractive. Recreation Nodes are often nearby other nodes, sometimes integrated into them with no distinct boundary.

- 900 South at 900 West
- 1700 South at the Jordan River
- Redwood Road at 900 South
- 900 West at 1700 South

