



# Communication to Planning Commission

Community & Economic Development  
Office of the Director

**To:** Planning Commission Members

**From:** Everett L. Joyce, AICP, Senior Planner

**Date:** June 10, 2009

**CC:** Wilf Sommerkorn, Planning Director  
Pat Comarell, Assistant Planning Director  
Cheri Coffey, Planning Manager

**Re:** Northwest Quadrant Master Plan - Briefing  
Petition PLNPCM2009-00168

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During the meeting on June 24, Bruce Meighen of the consulting firm EDAW, Inc. will brief the Planning Commission on the Northwest Quadrant Master Plan. Any questions, comments or direction the Planning Commission have regarding the master plan is greatly appreciated. A public hearing will be scheduled for a later date.

The consulting team for the master plan project consists of several firms that create a comprehensive team to assist in the development of the master plan. The lead team is EDAW, Inc from Ft. Collins, Colorado with key staff, Bruce Meighen and Megan Moore. The secondary team is MGB+A of Salt Lake City with lead staff, Sharen Hauri. These two teams directed the overall tasks necessary to develop the Northwest Quadrant Master Plan. There are three specialty-consulting firms all of which are from Salt Lake City. These firms are responsible for the transportation (Fehr & Peers), environmental (SWCA) and economic development (Bonneville Research) elements of the master plan.

There were two advisory committees established for the development process of the Northwest Quadrant Master Plan. These committees are the Technical Resource Committee and the Master Plan Advisory Committee. Commission members Mary Woodhead and Babs Delay served as members of the Master Plan Advisory Committee.

The Master Plan Technical Resource Committee consisted of over 30 members including property owners, special interest groups, County and State organizations and City Department representatives. The Master Plan Advisory Committee membership included a diverse group representing various interests of the City as a whole. The committee consisted of 16 members.

## **Status**

The Planning staff and Consulting staff have developed the draft Northwest Quadrant Master Plan. At this time the master plan process has entered into Phase 4 – Plan Adoption Process. The Planning Division held an Open House on May 21, 2009. The Northwest Quadrant Master Plan draft has been or is being presented to the following City Advisory Boards and Committees:

Transportation Advisory Board  
Open Space Lands Advisory Board  
Public Utilities Advisory Committee  
Airport Advisory Board

Future public hearings will consist of hearings with the Planning Commission and with the City Council. The Planning Commission will forward a recommendation to the City Council, who will take the final action on the adoption of the Northwest Quadrant Master Plan.

An electronic PDF version of the Northwest Quadrant Master Plan is available on the City's website at <http://www.slcgov.com/CED/planning/pages/NWQMasterPlan.htm>.

## **Background**

The Northwest Quadrant Master Plan represents an important milestone in the continuing development of Salt Lake City. The purpose of this Plan is to apply the community's shared values and goals to the establishment of a basis for rational decision making and planning policy formulation by Salt Lake City's decision-makers regarding future development of the Northwest Quadrant area. The Northwest Quadrant includes the incorporated area of the City located between the Bangerter Highway and the west City limits (8800 West) from 2100 South to the north City limits (3700 North).

## **Visioning Document**

As part of the master plan process, Phase 2 consisted of developing a Visioning Document for the Northwest Quadrant. The Visioning Document was approved by the Planning Commission on May 9, 2007. The Visioning Document provided a guiding framework through statements and goals that shaped the subsequent phases of the community planning process.

The Visioning Document identifies that the Northwest Quadrant Community will be a community that embodies the principles of sustainable development in order to:

- balance and integrate the social, economic and environmental components of the community,
- meet the needs of existing and future generations, and
- preserve and enhance natural ecological functions.

## **Master Plan Framework**

The Northwest Quadrant Master Plan is based on three frameworks for a sustainable community: Environmental, Transit, and Centers. These frameworks are illustrated on the Future Land Use Map, which is a physical embodiment of the Plan's Vision and Policies.



### Environmental Framework

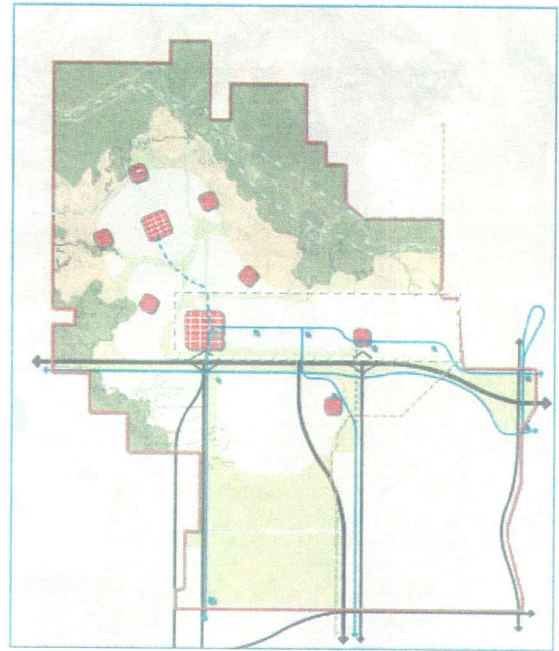
A significant portion of the Northwest Quadrant will form a hierarchy of natural systems; create a green edge to Salt Lake City; buffer the Great Salt Lake and Bailey's Lake; and create an internal greenway system within the developed portion of the Northwest Quadrant.

### Multi-Modal Transportation Framework

Residents will be afforded a new level of mobility. A dedicated light rail line will extend from Downtown to the Salt Lake Airport and will continue through the Northwest Quadrant.

### Center & Employment Districts Framework

New residential neighborhoods incorporating over 25,000 housing units create new housing stock for Salt Lake City. A variety of neighborhoods with a range of housing types for a diverse population will be minutes from Downtown and the Airport. Walkable, quality growth neighborhoods, each with its own distinct character, form the core of the community. Quality high density and mixed-use areas are well-positioned near centers and transit corridors and stations. The job to housing ratio will be substantially increased, resulting in a sustainable urbanized area.



## **Foundation**

Through the guiding principles of the Visioning Document the master plan was developed with eight specific elements or components. Each component arose from direction given throughout City and County policy documents and input by the planning team, advisory committee, stakeholders, and the public. The result was the master plan's Goals, Guiding Principles and Policies are organized into the Plan's eight elements:

- Environmental Attributes,
- Green Design
- Neighborhoods,
- Economic Development,
- Multi-Modal Transportation,
- Parks, Trails, and Recreation,
- Cultural & Landscape Resources, and
- Public Services.

This Plan strives to balance diverse community values and establish a common vision for the creation of a new western gateway to the City – accommodating industrial use and mixed-use development through the use of new sustainable development tools, while at the same time preserving open space and important features of the Great Salt Lake ecosystem. This Plan will be the primary tool for providing guidance in the evaluation of future development of the Northwest Quadrant, and will inform daily choices and decisions about growth, housing, transportation, neighborhood development, the environment, education, and service delivery.

*This Plan will provide the basis for the preparation of development regulations for the Northwest Quadrant.*

## Implementation

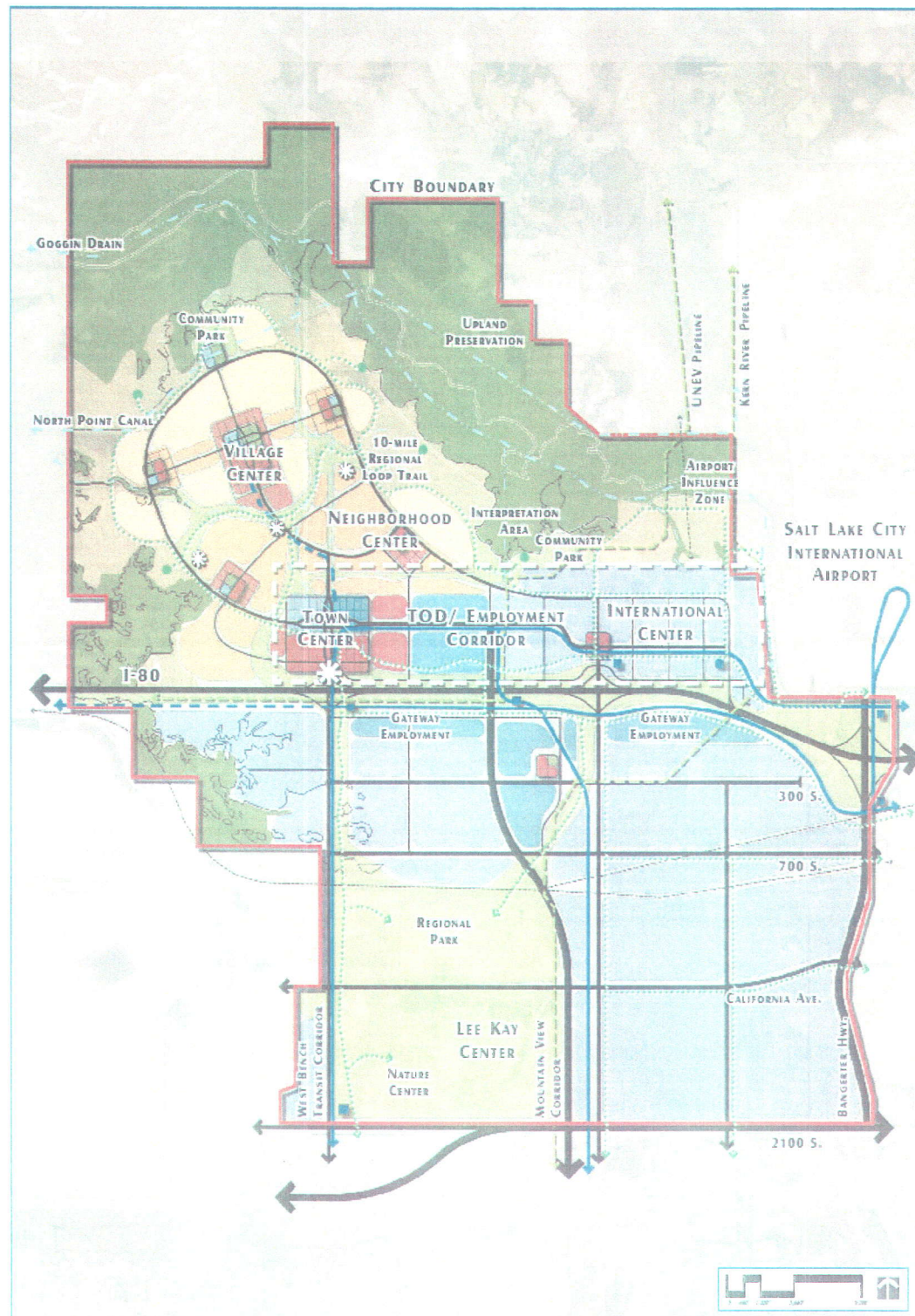
Development of this new community could begin within the next several years. One of the first steps will be the rezoning of properties from holding zones to an appropriate zoning classification. With only a few landowners, the City may consider new types of zoning (mixed –use zones, planned community zones, etc.) that provide the flexibility, creativity and predictability necessary for large-scale master planned communities. These zoning types evaluate the overall property against the Master Plan, ensuring core concepts such as transit, environmental protection, jobs, housing, and other factors are met.

The next steps after adoption of the Northwest Quadrant Master Plan is to prepare development regulations based upon appropriate studies which establish a substantial and significant nexus between the regulations and the goals and objectives of this Plan. Below are several of the key implementation actions:

1. Identify and delineate more exact parameters of the Natural Areas and Conservation Development Zone.
2. 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, or develop a new Planned Community Zone with appropriate performance standards.
3. Create new zoning district for the Natural Areas that prohibits the development of structures.
4. Amend the Lowland Conservancy and Airport Zones as appropriate.
5. Create a new zoning district and standards for the Conservation Development Zone that promotes development compatible with the natural environment.
6. Develop design standards for the Northwest Quadrant that reflect the character of the area.



# Northwest Quadrant Master Plan - Future Land Use Map



## Legend

### Miscellaneous Elements:

- Existing Drainages
- 4217' Elevation
- Transit Alignment
- Transit Stop
- Regional Trail
- Trailhead/ Trail Termination
- Pipeline

### Land Uses:

- Industrial
- Retail
- Civic
- Office
- Gateway Office/ Industrial

- High-Density Residential
- Medium-Density Residential
- Low-Density Residential
- Conservation Development
- Zone

- Natural Area
- Parks/ Greenways

The Future Land Use Map portrays the general land use for the Northwest Quadrant but specific locations are likely to vary as specific development is proposed. This Master Plan recognizes the inherent limitations in anticipating community needs and market driven demands and identifying solutions to these needs and demands that will withstand the test of time over a long period of development. Changes regarding specific development criteria based on this Master Plan shall be made opportunistically based on the most current and planning techniques available at the time.

Figure 7: Northwest Quadrant Future Land Use Map