



Memorandum

Planning Division
Community & Economic Development Department

To: Planning Commission

From: Nick Norris, Senior Planner

Date: January 4, 2010

Re: Petition PLNPCM2009-00510 North Temple Boulevard Station Area Plans

Over the last 6 months, the Planning Division and consulting team have been working with the community to develop station area plans for the areas around the stations of the Airport Light Rail Line. After a series of workshops, open houses and community council meetings, the Planning team will start the formal adoption process with the Planning Commission during a briefing on January 13th. The intent of the briefing is to provide the Planning Commission with a draft plan and provide an overview of the plan. Throughout the month of January, planning staff will make a series of presentations to a number of community councils, city boards and commissions and hold public open houses. The purpose of these follow up meetings is to gather additional public comment, as well as comment from applicable City boards and commissions, on the public draft of the plan and make necessary changes prior to scheduling a public hearing. A follow up briefing and public hearing will be scheduled once the necessary changes have been made and the plan is ready to go through a public hearing. It is anticipated that the draft plan will be ready for a public hearing in February. I have attached an outline of the North Temple Boulevard Station Area Plans to provide the Commission with an overview of the plan in anticipation of receiving a draft copy of the plan.

The second phase of the North Temple Boulevard Station Area Plans is to create zoning regulations for the areas identified in the station area plans. Planning staff is currently in the process of drafting the zoning regulations based on the public comment received to date, the content of the station area plans and recognized best practices found in other communities that have successfully integrated fixed rail transit and new development into existing neighborhoods. In order to ensure compatibility with the station area plans, the proposed zoning regulations will go through the formal adoption process beginning in February.

North Temple Boulevard Station Area Plan Outline

1. Introduction

- a. The street: description of the history of N Temple
- b. Context of the street in terms of its local and regional significance
- c. How the Airport Light Rail will impact the street
- d. The purpose of the plan:
 - i. North Temple is the main street that connects neighborhoods
 - ii. Create compact, walkable, transit oriented neighborhoods around stations
 - iii. Increase ridership
 - iv. Improve the safety of the community
 - v. Establish guidelines for street design and connectivity to accommodate all users
 - vi. Create opportunities for affordable and accessible living options, including increased densities at the stations and a variety of housing types
 - vii. Diverse mix of uses and building types around the stations
 - viii. Create long term economic stability to the station areas
- e. The Process
- f. Workshop summary and how comments are used
- g. Transit Oriented Development principles
 - i. Place making
 - ii. Diverse mix of use to create choices
 - iii. Location efficiency and compactness
 - iv. Compatibility
 - v. Connectivity
 - vi. Value Capture
- h. Importance of Design
- i. Transit Oriented Development and sustainability
 - i. Environmental
 - ii. Economical
 - iii. Equity
 - iv. Social
- j. Design Standards and guidelines for development
- k. Art in Transit
- l. Definition of a station area
- m. Realities

2. 800 West Station Area

- a. Vision
- b. Existing Conditions and Context
- c. Map and description of the station area
- d. Basic description of future zoning regulations
- e. Assets and challenges
- f. Urban Design Framework
 - i. Bridge barriers

- ii. Connect the open space network
- iii. Public improvements
- iv. Connect to adjacent neighborhoods

g. Policies

- i. Mobility
- ii. Mix of Uses
- iii. Place making
- iv. Residential Density

h. Key Projects and follow up

3. Fairpark

- a. Vision
- b. Existing conditions and context
- c. Map and description of the station area
- d. Basic description of future zoning regulations
- e. Assets and challenges
- f. Urban Design Framework
 - i. Make connections
 - ii. Complete the open space network
 - iii. Public improvements
 - iv. Adjacencies

g. Policies

- i. Mobility
- ii. Mix of Uses
- iii. Place making
- iv. The Jordan River

h. Key projects and follow up items

4. Cornell

- a. Vision
- b. Existing conditions and context
- c. Map and description of the station area
- d. Basic description of future zoning regulations
- e. Assets and challenges
- f. Urban Design Framework
 - i. Mobility
 - ii. Connect the community
 - iii. Public improvements

g. Policies

- i. Mobility
- ii. Mix of Uses
- iii. Place making

h. Key projects and follow up items

5. 1950 W and 2200 W

- a. Vision
 - b. Existing conditions and context
 - c. Map and description of the station area
 - d. Basic description of future zoning regulations
 - e. Assets and challenges
 - f. Urban Design Framework
 - i. Connectivity
 - ii. Open space
 - iii. Public Improvements
 - iv. Adjacencies
 - g. Policies
 - i. Mobility
 - ii. Compact Mix of Uses
 - iii. Place making
 - iv. Integrating Redwood Road
 - h. Key projects and follow up items
6. Appendix:
- a. Implementation Chart
 - b. Workshop Summaries
 - c. Design Guidelines
 - d. North Temple Boulevard Design Book