



# East Bench Master Plan Update

Community & Economic Development  
Office of the Director

**To:** Planning Commission

**From:** Wayne Mills, Senior Planner

**Date:** November 18, 2015

**CC:** Nora Shepard, City Planning Director; Nick Norris, Planning Manager

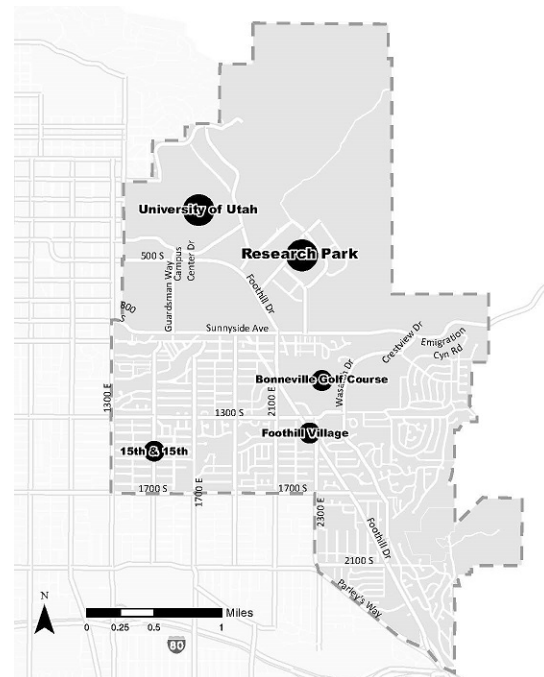
**Re:** Planning Commission Input on East Bench Master Plan Update

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The purpose of this memo is to update the Planning Commission on the East Bench Master Plan process. After working with the community over a four year period, Planning Staff has completed a draft of the plan and is now beginning the public comment phase of the project. When the comment phase is complete, Planning Staff will schedule a full briefing and public hearing with the Planning Commission.

## Background

The East Bench Plan area is bordered by South Temple and the University of Utah northern property lines to the north, University Street and 1300 East to the west, 1700 South to 2300 East to Parley's Way to the South, and the eastern City boundary to the east. It is the eastern most community within Salt Lake City and is known for its attractive residential neighborhoods comprised of older, distinctive homes in the western area of the community and new homes of contemporary design on the slopes of the eastern foothills. The area is also home to regionally significant institutional facilities and employment centers, such as the University of Utah, Research Park, and the Veteran's Administration Hospital. Attractions, such as Hogle Zoo, This is the Place Heritage Park, the Natural History Museum and Red Butte Gardens bring visitors from all over the State into the East Bench Community.



The existing master plan for the East Bench was adopted in 1987. Since the adoption of the plan the University of Utah, Research Park, and the numerous cultural attractions have experienced tremendous growth creating both opportunities and challenges. The unique residential neighborhoods have remained relatively stable, but there are challenges related to maintaining the character of these neighborhoods.

The Salt Lake City Planning Division initiated work on updating the East Bench Community Master Plan in September 2011. An extensive public outreach campaign was conducted to determine what it is that members of the community value, and what changes should be made in the future. The results of this visioning process were used to determine focus areas for further study and resulted in the starting point for developing the East Bench Existing Conditions Report. This report provides an overview of the demographic, land use, mobility, infrastructure, and natural conditions of the East Bench Community and can be downloaded at [www.eastbenchmp.com](http://www.eastbenchmp.com).

### **Draft Plan Summary**

When adopted, the East Bench Master Plan will be an official plan of the City. It is a culmination of work with residents, business owners, visitors and other stakeholders to identify community values, as well as analysis of demographic, land use and mobility trends.

In addition to community desires, development of the plan was guided by citywide policies as stated in Plan Salt Lake and the Housing, Transportation, and Open Space plans. The overarching goals of the East Bench Plan are to:

- Chart a course for future growth using demographic and social trends in conjunction with community values;
- Provide policy direction that supports the relationship between land use and transportation in creating a livable and sustainable community; and
- Create a framework to measure future achievements.

There are five specific focus areas within the plan. The goal of each of these focus areas is to utilize existing opportunities and overcome challenges in order to achieve the East Bench Community vision. The focus areas are:

- Neighborhoods;
- Major Corridors;
- Regional Activity Centers;
- Connecting People to Places; and
- Parks, Recreation & Open Space.

A summary of the draft Vision, Opportunities and Challenges, and Guiding Principles and Initiatives is attached. The full draft of the plan is included in your Planning Commission Dropbox folder and can also be downloaded at [www.eastbenchmp.com](http://www.eastbenchmp.com).

### **Foothill Drive and Parley's Way Corridor Plans**

There are two specific planning efforts that are part of the overall East Bench Master Plan process; the Parley's Way Corridor Plan and the Foothill Drive Implementation Strategy. Consultants have been hired to help with both of these planning efforts.

The intent of the Parley's Way plan is to identify specific strategies for implementing the guiding principles listed in the East Bench Plan for Major Corridors. The project team has

conducted two public open house meetings and an on-line survey, and is now completing the draft plan. It is anticipated that the draft plan will be published for public comments in January.

The Foothill Drive Implementation Strategy will pick up from where a number of previous studies and plans for Foothill Drive have left off. Foothill Drive has been studied extensively without any significant changes actually occurring. The intent of the Foothill plan is to utilize information gathered through previous plans and studies, as well as the principles and action items developed in the East Bench plan. The result will identify actionable multi-modal transportation improvements along Foothill Drive and parallel corridors that will benefit the neighborhoods surrounding the corridor and regional commuters who travel through the corridor. The Transportation Division is managing this project and the consultant team was recently selected. It is anticipated that work will begin in January 2016.

### **Community Engagement and Timeframe**

The following is a preliminary list of community engagement activities the Planning Division will conduct over the next two to three months. It is anticipated that Staff will present the draft plan to the Planning Commission and hold a public hearing late January or early February.

- Publish the draft plan on Open City Hall and conduct a widespread notification campaign;
- Individual stakeholder meetings;
- East Bench Master Plan Focus Group meeting; and
- Individual Community Council meetings.

# EAST BENCH MASTER PLAN

## DRAFT SUMMARY

**W**hen adopted, the East Bench Master Plan will be an official plan of the City.

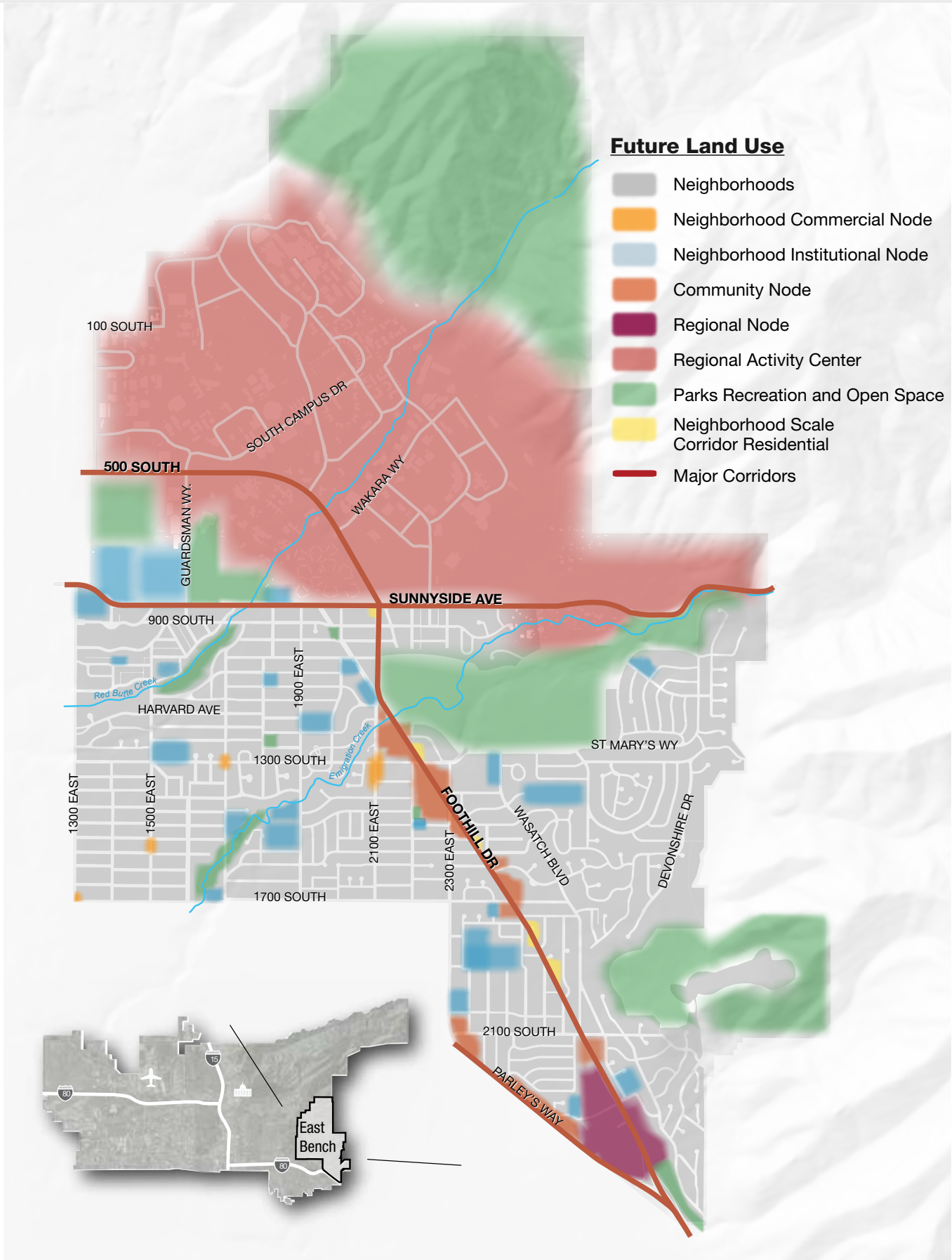
The overarching goals of the East Bench Master Plan are to:

- Chart a course for future growth using demographic and social trends in conjunction with community values;
- Provide policy direction that supports the relationship between land use and transportation in creating a livable and sustainable community; and
- Create a framework to measure future achievements.

The following pages provide a summary of the future land use vision for the East Bench, the existing opportunities and challenges within the community, and the guiding principles and initiatives. To view and comment on the full draft plan, please visit [\*\*www.slcgov.com/opencityhall\*\*](http://www.slcgov.com/opencityhall).

# COMMUNITY VISION

The East Bench Community vision is the collection of community values that describes how the East Bench should look, feel, and function in the future.



# COMMUNITY VISION

## Neighborhoods



The East Bench Neighborhoods are comprised of predominantly single-family homes and pockets of multifamily, commercial, recreation, and institutional uses that compliment the low-density residential neighborhood character. Future development fits into the unique architectural styles and development patterns that define individual neighborhoods; provides a diverse mix of housing choices for all stages of life and income ranges; and creates friendly, safe and welcoming neighborhoods that encourage interaction through all stages of life.

## Neighborhood Node



Neighborhood nodes enhance the livability of the East Bench by providing housing, goods and services, and places for social interaction, worship, and recreation. The neighborhood nodes are designed to serve the neighborhoods they are located in and are compatible in scale to the surrounding residential uses.

## Community Node



Community Nodes create places that connect neighborhoods on both sides of major corridors. Uses should be focused on providing housing, retail, office, entertainment, and institutional services that serve the needs of the surrounding neighborhoods, as well as the adjacent communities. The Community Nodes are located along the major corridors.

## Regional Node



The Regional Node is located along Parley's Way and Foothill Drive near Interstates 80 and 215. The node is a magnet for commercial, office and multi-family developments that are designed to create an entryway to the City. Buildings are three to four stories in height and respect the views of the mountains and valley. Large tracts of land in the Regional Node provide safe and well-defined auto, bicycle and pedestrian circulation that connects to the adjacent street network.

## Regional Activity Center



The Regional Activity Center is a regional hub for education, research, employment and entertainment. Future uses support this function and future growth is a coordinated effort between the City, the surrounding neighborhoods, and the activity center facilities that balances State and regional needs with the livability of adjacent neighborhoods.

## Parks, Recreation and Open Space



Parks and recreation facilities provide a variety of year round and well maintained recreational opportunities for all East Bench residents. Riparian corridors and other open spaces provide opportunities to interact with nature, are natural trail corridors that connect the City's open space resources, and provide habitat for wildlife and native vegetation. The Wasatch foothills are considered the scenic backdrop of the City and are preserved for wildlife habitat and recreation.

## Major Corridors



The Major Corridors serve as primary transportation corridors and provide multiple choices for moving people safely and efficiently; provide a sense of arrival and showcase the City's approach to transportation, land use and sustainability; and provide mix of housing and commercial opportunities that are designed at a human scale. Intersections along the corridors create active and safe nodes that connect neighborhoods.

## Neighborhood Scale Multi-Family Residential



The Neighborhood Scale Multi-Family Residential areas are located where existing residential properties front onto Foothill Drive. Future redevelopment of the properties in the Neighborhood Scale Multi-Family Residential areas should be lower in density and height than in the community mixed-use areas due to their adjacency to the single-family homes just off of the corridor. Land uses that are appropriate in these areas include single and two-family residential, townhomes, and small scale apartments and condos.

# OPPORTUNITIES AND CHALLENGES

The intent of the East Bench Master Plan is to capitalize on the existing opportunities while developing solutions to challenges in an effort to meet the community vision.

## OPPORTUNITIES

- Stable and Interactive Neighborhoods
- Business Districts
- City and Regional Connectivity
- Gateway Corridors
- Regionally Significant Destinations
- Foothills and Stream Corridors
- Economic Prosperity

## CHALLENGES

- Maintaining Neighborhood Character
- Meeting the Needs of Future Generations
- Limited Transportation Choices
- Commercial Impacts on Residential Property
- Growth of Regional Destinations
- Impacts of Major Streets
- Balancing Access and Preservation of Public Lands

# GUIDING PRINCIPLES AND INITIATIVES

There are five specific focus areas described in the East Bench Plan; Neighborhoods, Major Corridors, Regional Activity Center, Connectivity, and Parks, Recreation and Open Space. The following is a list of the Guiding Principles and Initiatives related to each focus area.

## CREATING AND PRESERVING NEIGHBORHOODS

### NEIGHBORHOOD COMPATIBILITY

Development and infrastructure improvements complement the unique architectural styles and development patterns that define individual neighborhoods.

- 1.1 **Preserve and Enhance Neighborhood Identity**
- 1.2 **Conduct Historic Resource Surveys**
- 1.3 **Neighborhood Supported Local Historic Districts**
- 1.4 **Neighborhood Conservation Districts**

### SOCIAL INTERACTION

Social Development and infrastructure improvements create friendly, safe, and welcoming neighborhoods that encourage interaction through all stages of life.

- 2.1 **Social Infrastructure**
- 2.2 **Neighborhood Festivals**

### HOUSING CHOICES

Provide a diverse mix of housing choices for all stages of life and income ranges.

- 3.1 **No Net Loss in Housing**
- 3.2 **Housing Affordability, Access, and Choices**
- 3.3 **Promote Reinvestment in Existing Housing Stock**

### ACTIVITY NODES

Neighborhood activity centers enhance the livability of the community by providing goods and services, and places for social interaction, worship, and recreation. They are designed to be compatible with the surrounding neighborhood and create a sense of place.

- 4.1 **Consider Community Benefits when Analyzing Projects**
- 4.2 **Support Neighborhood Business Associations**
- 4.3 **Business Districts that Promote Neighborhood Identity**
- 4.4 **Buffering, Building Design and Land Use**



## MAJOR CORRIDORS AS GATEWAYS

### SAFE AND EFFICIENT MOVEMENT OF PEOPLE

The major streets serve as primary transportation corridors and provide multiple choices for moving people safely and efficiently.

- 1.1 Implement Innovative Solutions to Moving Automobiles on Fothill Drive
- 1.2 Improve Access to Public Transit along Fothill Drive
- 1.3 Improve Pedestrian and Bicycle Accommodations and Connections
- 1.4 Improve the Pedestrian Experience along Foothill Drive
- 1.5 Incorporate Wayfinding in All Street Improvement Projects
- 1.6 Implement the Transvalley Corridor along Sunnyside Ave

### ENTRYWAY TO THE CITY

The major streets provide a sense of arrival and showcase the City's approach to transportation, land use and sustainability.

- 2.1 Design and Construct Gateway Features at Key Locations
- 2.2 Improve the Street Rights-of-Way to Create Beautiful and Safe Gateway Corridors

### CONNECT NEIGHBORHOODS

The major streets are not perceived as barriers between neighborhoods. Intersections create active and safe nodes that connect neighborhoods.

- 3.1 Implement Design Improvements at Key Intersections for Safety and Neighborhood Identity

### PEOPLE ORIENTED, MIXED USE DEVELOPMENT

Development along Foothill Drive and Parley's Way provide a mix of housing and commercial choices. Development is people-oriented, built at a community level scale, compatible with adjacent neighborhoods, and maximizes the City's investment in public infrastructure.

- 4.1 Develop the Nodes along Foothill Drive
- 4.2 Rezone Properties Between Nodes to Allow Additional Housing Choices along Foothill Drive

## REGIONAL ACTIVITY CENTERS

### COLLABORATION

Future growth of the East Bench regional activity center is a coordinated effort between the City, the surrounding neighborhoods, and the activity center facilities that balances State and regional needs with the livability of adjacent neighborhoods.

- 1.1 Support a Mix of Uses
- 1.2 Integrate Future Projects with City Planning Efforts
- 1.3 Increase Transit Options
- 1.4 Manage Growth According to Infrastructure Demand
- 1.5 Respect Natural Assets
- 1.6 Improve Bicycle and Pedestrian Connectivity
- 1.7 Support the Growth of Research Park as an Innovation District
- 1.8 Strengthen the Identity of the Cultural District

## CONNECTING PEOPLE TO PLACES

### A SAFE, EFFICIENT AND MULTI-MODAL NETWORK

The East Bench mobility network is an efficient, safe, and accessible transportation system that provides multiple options for connecting people to employment, services, shopping, entertainment, recreational and cultural opportunities within the East Bench community, and connects the East Bench to the City and region.

- 1.1 Improve Transit Access and Service to Activity Nodes
- 1.2 Explore Transit Partnerships with the University of Utah
- 1.3 Build Better Bus Stops
- 1.4 Design Streets According to Their Function
- 1.5 Support the Implementation of the Pedestrian and Bicycle Master Plan
- 1.6 Safe Walking Routes to School
- 1.7 Safe Pedestrian and Bicycle Access to Public Facilities
- 1.8 Maintain the Sidewalks
- 1.9 Reduce Pedestrian Conflict Points
- 1.10 Create New Connections

# GUIDING PRINCIPALS AND INITIATIVES

## PARKS AND OPEN SPACE

### PROXIMITY AND VARIETY

All East Bench residents are in close proximity to a variety of year round and well maintained recreational opportunities.

- 1.1 Utilize Schools to Fill the Park Deficiency Gap
- 1.2 Maintain and Improve Existing Facilities
- 1.3 Preserve Bonneville Golf Course
- 1.4 Support Expansion of the Salt Lake Sports Complex
- 1.5 Provide Off-Leash Dog Areas

### NATURAL LANDS

Riparian corridors and other open spaces provide opportunities to interact with nature, are natural trail corridors that connect the City's open space resources, and provide habitat for wildlife and native vegetation.

- 2.1 Implement the Open Space Plan
- 2.2 Preserve and Expand Foothill Trails and Trailheads
- 2.3 Preserve and Expand the Urban Forest
- 2.4 Protect Natural Lands and Habitat

### PROTECT THE FOOTHILLS

The Wasatch foothills are considered the scenic backdrop of the City and should be preserved for wildlife habitat and recreation.

- 3.1 Preserve the Foothill Open Space