



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Ronnie Pessetto, Public Lands Planner, Ronnie.pessetto@slcgov.com, 385-563-0858
Seth Rios, Associate Planner, seth.rios@slcgov.com, 801-535-7758
Date: August 9, 2023
Re: PLNPCM2023-00388 - Amendments to the North Temple Boulevard Plan related to Madsen Park

General Plan Amendment

REQUEST:

The Salt Lake City Department of Public Lands is requesting an amendment to the North Temple Boulevard Plan (the “Plan”) as it pertains to Madsen Park. The Plan currently recommends relocating Madsen Park to a new location on 900 West. This request is to modify the recommendation and to keep Madsen Park at its current location and improve it significantly. The proposed changes are intended to guide and support city plans for the park. The North Temple Boulevard Plan was adopted in August 2010.

RECOMMENDATION:

Based on the analysis and findings of fact in this staff report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed General Plan Amendment.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity and Zoning Map](#)
- B. [ATTACHMENT B: Site Photos](#)
- C. [ATTACHMENT C: Public Process & Comments](#)
- D. [ATTACHMENT D: Nearby Development](#)
- E. [ATTACHMENT E: Mayors Request to Initiate Plan Amendment](#)

PROJECT DESCRIPTION

The proposed amendment to the North Temple Boulevard Plan is intended to facilitate the “reimagining” of Madsen Park, located at approximately 9 North Chicago Street. Madsen Park was selected as one of the 12-14 “Reimagine Neighborhood Parks, Trails, or Open Space” projects to receive funding from the Parks, Trails, & Open Space General Obligation Bond (GO Bond), which was approved by Salt Lake City voters in November 2022. The GO Bond funds allocated to reimagining neighborhood parks aim to invest in and activate underutilized parks and increase access to green spaces and quality park space for nearby and regional users alike. The general plan amendment has been requested to guide the funding and support the Department of Public Lands and the community as they begin the park “reimagination” process.

Property Location Context

Madsen Park is located north of South Temple, between 1000 West and Chicago Street. The park is conveniently located near restaurants and residential areas and is less than one block north of the Folsom Trail. Madsen Park is approximately 690 feet west of the Red Iguana 2 Restaurant on South Temple Street and about .35 miles from the Jackson/Euclid TRAX Station on North Temple Street.



The park and adjacent properties are zoned TSA (Transit Station Area). The North Temple Boulevard Plan envisions this area as a connected, walkable, mixed-use neighborhood. Design standards and placemaking are strategies that are recommended in the NTBP. The plan calls for more pedestrian amenities for people in this neighborhood, including easier access to the open space network of the Folsom Trail and Madsen Park.

Zoning Map of NTBP Area

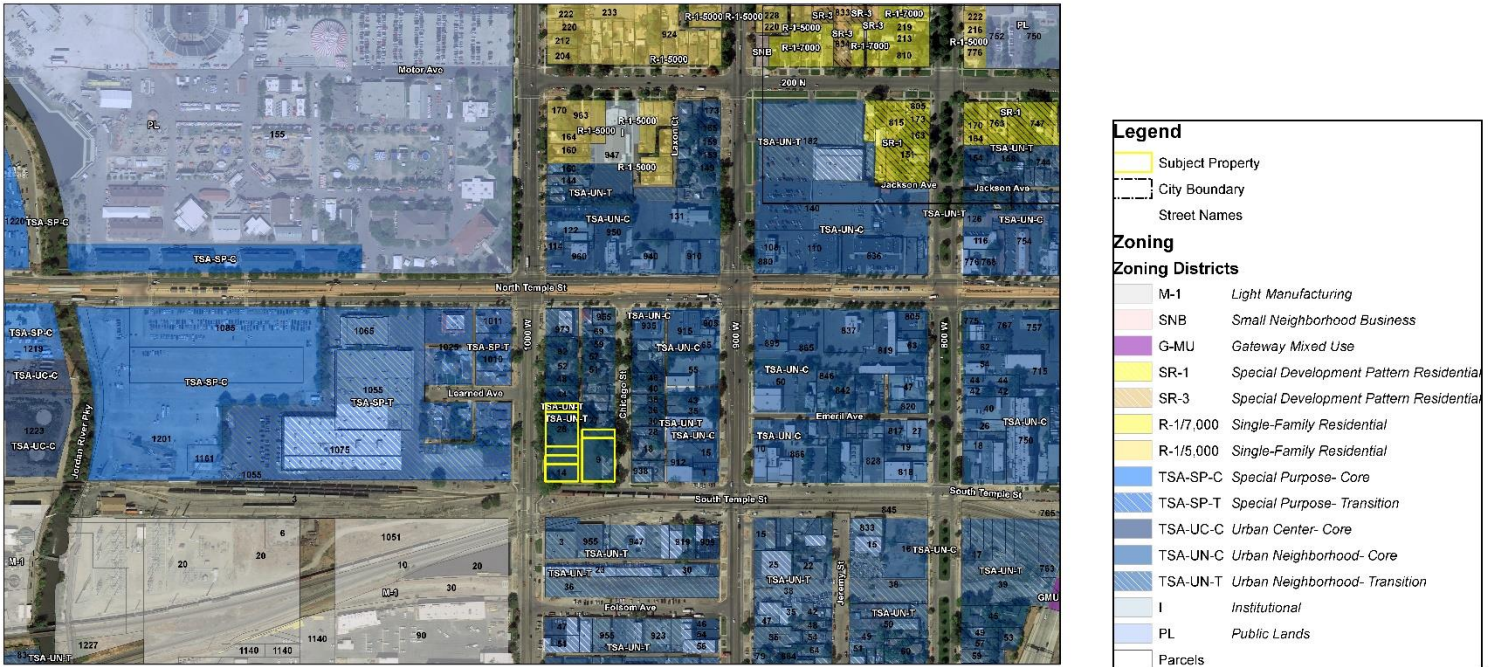


Figure 1: Madsen Park is in the TSA Zoning District

Existing Conditions of the Park

The park has several amenities, such as a playground; swings; benches; and a multi-purpose field for softball, baseball, soccer, and picnicking. Some of these amenities are aged and underutilized. The public park is adjacent to residential and commercial/industrial uses.

Comparison of the Existing and Proposed General Plan Amendment

Strategy 3-D in the North Temple Boulevard General Plan (Page 62) currently states the following:

Strategy 3-D: Relocate the existing Madsen Park to a new location on 900 West.

- Explore various funding sources to acquire the necessary land and to build a public green space on 900 West to make the park more centrally located in the Euclid neighborhood.
- Encourage development around the park with a mix of residential and commercial uses that will maximize the use of the park and increase natural surveillance of the park.
- Design the park to accommodate a wide range of activities for people of all ages.
- Invite the community to actively participate in the planning and design of the open space.

The applicant has requested that Strategy 3-D in the North Temple Boulevard Plan be amended to state the following:

Strategy 3-D: Re-imagine Madsen Park to increase park quality and use, and to reflect the unique history and culture of the surrounding neighborhoods.

- a. Explore various funding sources to reimagine and rebuild a vibrant park that encourages use and diverse activities.*
- b. Encourage development around the park with a mix of residential and commercial uses that will maximize the use of the park and increase natural surveillance of the park.*
- c. Design the park to accommodate a wide range of activities for people of all ages.*
- d. Invite the community to actively participate in the planning and design of the open space.*

The main difference between the existing and proposed general plan language is that the proposed General Plan Amendment specifies plans to reimagine the existing park and modify funding goals to improve the park, rather than relocating it.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: General Plan Amendment

The Planning Commission can provide a positive or negative recommendation for the proposed general plan amendment. The recommendation will be sent to the City Council, who will hold a brief hearing on the proposed amendment. The City Council may approve, deny, or make modifications to the amendment request as they see fit and are not limited by any one standard.

KEY CONSIDERATIONS

The General Plan's recommendation to relocate Madsen Park to another site on 900 West is no longer required for three key reasons:

1. Increase in available funding
2. Redevelopment of the area
3. Development, activation, and greening of the Folsom Corridor

Consideration 1: Available funding

Considerable funding is now available to allow the city and the community to reimagine the uses and purpose of the park on its existing site and reinvigorate it to better reflect the current and future needs of a changing neighborhood. This consideration is consistent with the General Plan's goals to explore funding to design and reimagine to rebuild a vibrant park in a manner that actively accommodates surrounding residents.

In November 2022, 71% of Salt Lake City voters approved the \$85 million General Obligation (GO) Bond for eight parks, trails, and open space projects. One of these eight projects is the Reimagine Neighborhood Parks. Madsen Park and Peace Labyrinth were selected, as part of the

Reimagine Neighborhood Park Project, to receive \$1.2 million to reinvigorate these parks and open spaces for District 2. These two spaces were selected because they are an under-utilized and under-resourced public lands space.

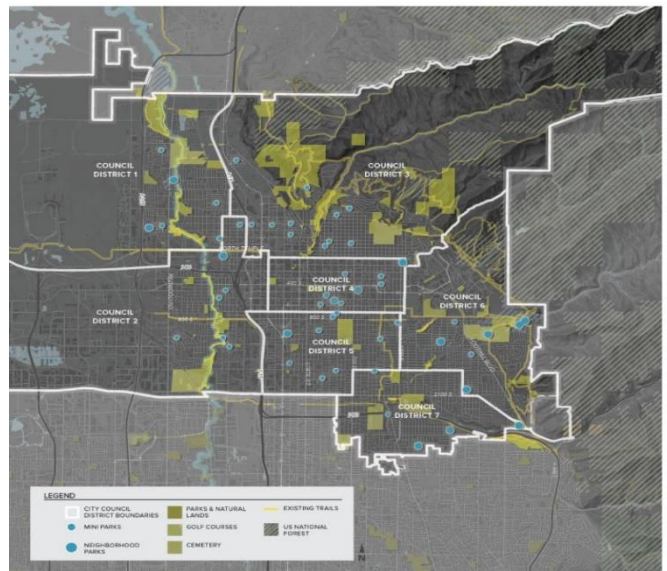
The completed project will feature new and improved amenities that are prioritized by residents. These amenities will be identified through active community engagement efforts to accommodate people of all ages and backgrounds. Madsen Park Community Engagement will begin in the Spring of 2024.

Consideration 2: Redevelopment of the area

A tremendous amount of residential and commercial development has occurred on and near North Temple, particularly in the proximity of 1000 West and Chicago Street, in recent years. This type of development has only increased the need and the possibilities for activation of a previously under-utilized site as close to North Temple as possible. There are still a large number of residential developments being built and proposed around Madsen Park. There are six apartment buildings and one townhome community currently in the process of being built within two blocks of the park. All six apartment buildings will create a total of 737 new units. The townhome development will create seven new units (refer to [Attachment D](#).)

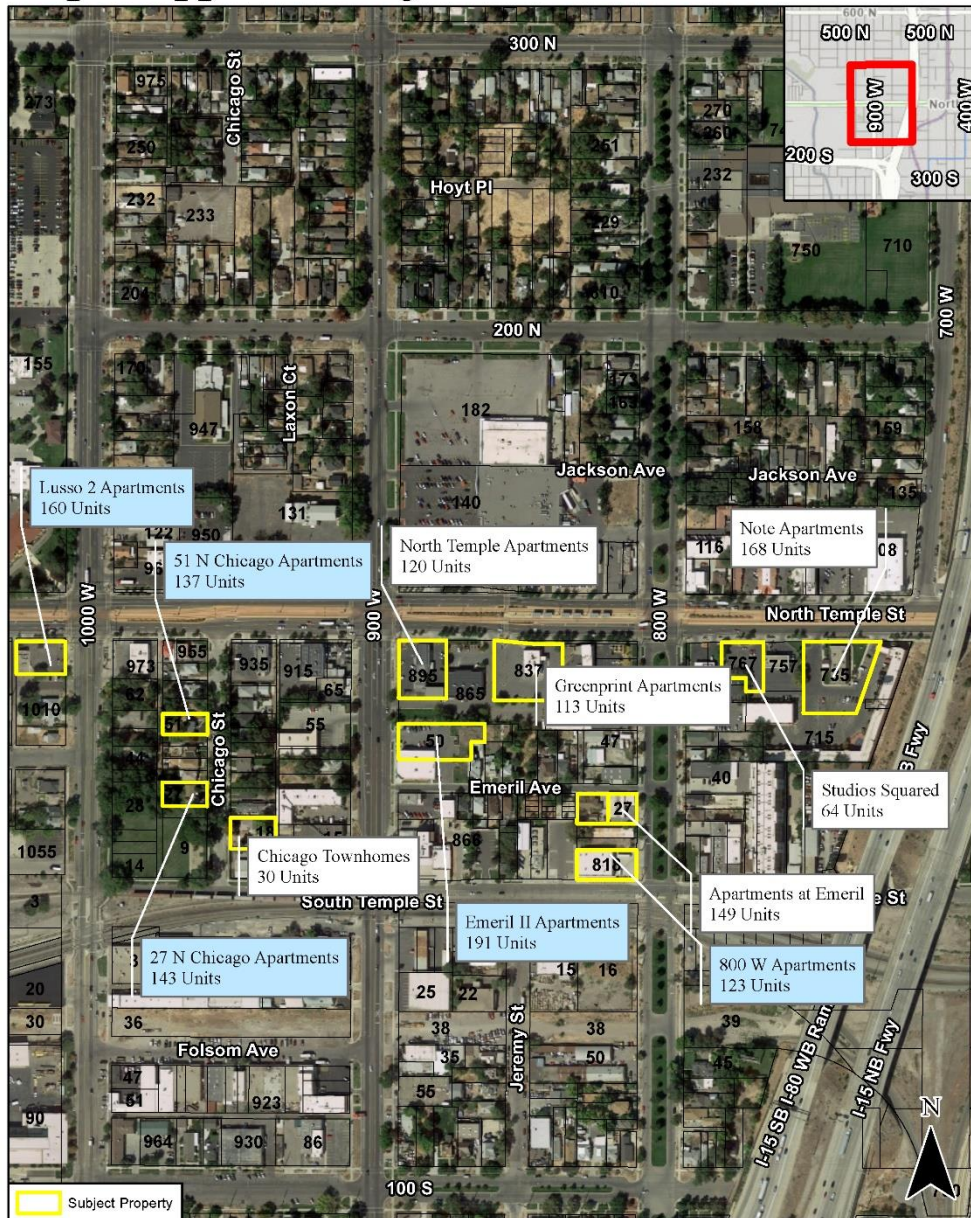
There is also a substantial number of apartments to be built near Madsen Park that are currently in processing with the Planning Division. There are currently four development applications to build more apartments near the existing park site. All four apartment building development proposals will create 631 new apartment units near Madsen Park (refer to [Attachment D](#)).

All apartment and townhome units to be built will increase the demand for a park that is within walking distance. The current location of Madsen Park will allow these future residents to reasonably access a reimagined public space.



Map of existing mini and neighborhood park sites across the City.
Source: Design Workshop, Inc.

Map of Approved Projects in NTBP Area



Salt Lake City Planning Division 7/26/2023

Figure 2: The white text boxes are projects that are in the building permit process. The blue text boxes have received Planning approval but are not in the building phase yet.

Consideration 3: Development, activation, and greening of the Folsom Corridor

The ongoing development, activation, and greening of the Folsom Corridor (south of the railroad tracks) will effectively serve the public lands needs of residents and businesses in that area. A reinvigorated Madsen Park (north of the tracks) will serve those who would otherwise be cut off from the Folsom Corridor due to frequently stopped trains at 1000 West, 900 West, 800 West, and 600 West.

The Folsom Trail corridor was selected to receive \$5 million out of the same, aforementioned \$85 million General Obligation Bond to (1) complete the Trail (connecting it with the Jordan River Parkway Trail west of 1000 West) and (2) introduce waterwise landscaping, irrigation, and additional amenities at intersections along the existing trail corridor. The target outcome of completing the trail is to improve east-west connections across the city and provide easier access for those walking and bicycling to public spaces and to the Jordan River.

These outcomes ultimately target air and water quality improvements through better transportation choices and native plant and tree choices that are compatible with our arid climate. Because the trail is one block away from the current location of Madsen Park, completing the trail will also make the park more accessible and serve the needs of residents, businesses, and people using the Folsom Trail.



Aerial Map of the Folsom Trail Corridor and Madsen Park (in red).

STAFF RECOMMENDATION

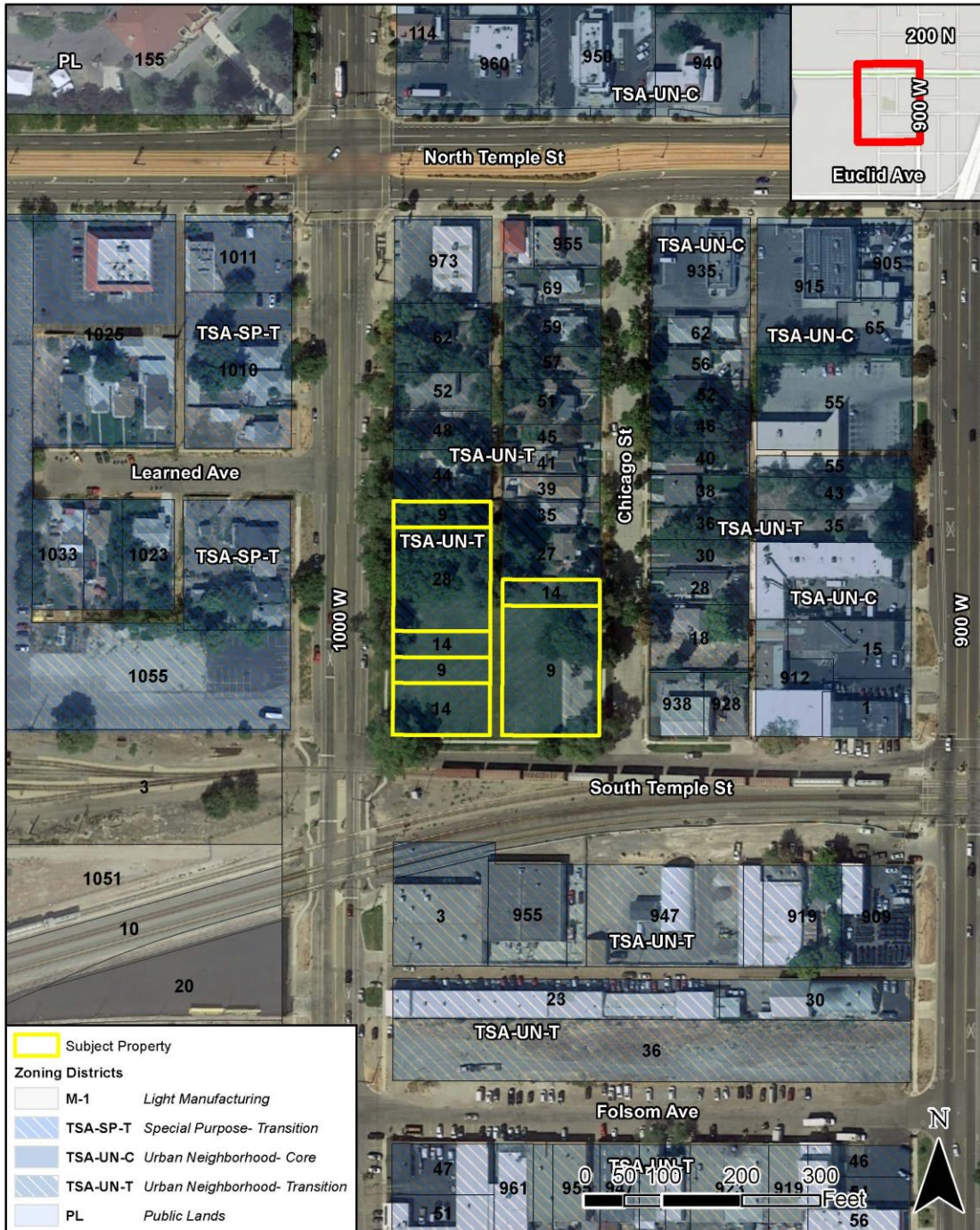
Planning Staff finds that the proposed General Plan Amendment meets the goals and intent of the applicable general plan. Madsen Park is expected to support recent growth and development adjacent to North Temple and the ongoing development of the Folsom Corridor. In addition, the park has received considerable funding to reinvigorate it to meet the current and future demands of residents in the surrounding neighborhood. The amended North Temple Boulevard Plan would reflect the most recent development and open space conditions of the neighborhood and help guide current and future initiatives to improve Madsen Park.

NEXT STEPS

After the Planning Commission makes a recommendation to the City Council, the general plan amendment will continue to the City Council for a final determination on the adoption of the proposed language.

ATTACHMENT A: Vicinity and Zoning Map

Vicinity Map



Salt Lake City Planning Division 5/31/2023

ATTACHMENT B: Site Photos



Subject Property- View looking southwest corner of 1000 West and South Temple.



Subject Property- View looking at the basketball court in the northern portion of the park.



Subject Property- View looking east from 1000 West.



Subject Property- View looking at the basketball court.



Subject Property- View looking east from 2000 West.

ATTACHMENT C: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- June 5, 2023 – The Poplar Grove and Fairpark Community Councils were sent the 45-day required notice for recognized community organizations. The community councils did not provide comments.
- June 5, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- June 5 – July 20, 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- July 31, 2023
 - Public hearing notice sign posted on the property
- July 28, 2023
 - Public hearing notice mailed to residents within 300 feet of Madsen Park.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

No public input was received on the proposal.

ATTACHMENT D: Nearby Development

Projects within two blocks of Madsen Park in Building Phase

- North Temple Apartments (BLD2022-09369), 875 W North Temple- 120-unit apartments, studio, and one-room apartments.
- NOTE apartments (BLD2022-04590), 735 W North Temple- 168-unit apartment, studio, one-bedroom, two-bedroom, and studio.
- Greenprint North Temple Apartments (BLD2022-02601), 837 W North Temple- 113-unit micro-apartments
- Studios squared on North Temple (BLD2021-11193), 767 W North Temple- 64 Unit apartment building.
- Chicago Townhomes (BLD2022-02565), 22 N Chicago St- 30 townhomes
- Apartments at Emeril (BLD2021-08185), 27 N 800 W- 149-unit apartment building
- 800 West Apartments (BLD2021-05222), 37 N 800 W- 123-unit apartment building

Approved, but not in building process

Lusso 2 Apartments (PLNPCM2022-00653), 57 N 1000 W- 160-unit apartment

51 N Chicago St Apartments (PLNTSD2023-00003), 51 N Chicago St- 137-unit apartments, studio, one-bedroom, and two-bedroom styles

27 N Chicago Apartments (PLNTSD2022-00929), 27 N Chicago St- 143-unit apartment building

Emeril II Apartments (PLNTSD2023-00136), 50 N 900 W- 191-unit apartment building

ATTACHMENT E: Mayor's Request to Initiate Plan Amendment



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director; Kristin Riker, Department of Public Lands Director.

From: Nick Norris, Planning Director

Date: April 25, 2023

Re: Amendments to the North Temple Boulevard Plan related to Madsen Park

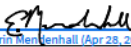
At the request of the Public Lands Department, the Planning Division is requesting that you initiate an amendment to the North Temple Boulevard Plan (NTBP) to remove the policies related to relocating Madsen Park. The NTBP recommends relocating the park to a more central location within the Euclid neighborhood. However, the community has indicated that there is a preference to maintain Madsen Park at the current location and improve the park to help provide open space for the increase in density along North Temple. This proposed modification is supported by Public Lands and the Planning Division. The process will be coordinated between both entities and the community. In addition, the Planning Division would also like to modify terminology within the NTBP by deleting the word "master" from the plan as it relates to the term "master plan".

The public process will include a minimum 45-day public input period before the Planning Commission holds a public hearing. All registered recognized organizations will be notified of the proposal.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at ext. 6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.


Erin Mendenhall (Apr 28, 2023 09:49 MDT)

Erin Mendenhall, Mayor

04/28/2023

Date

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