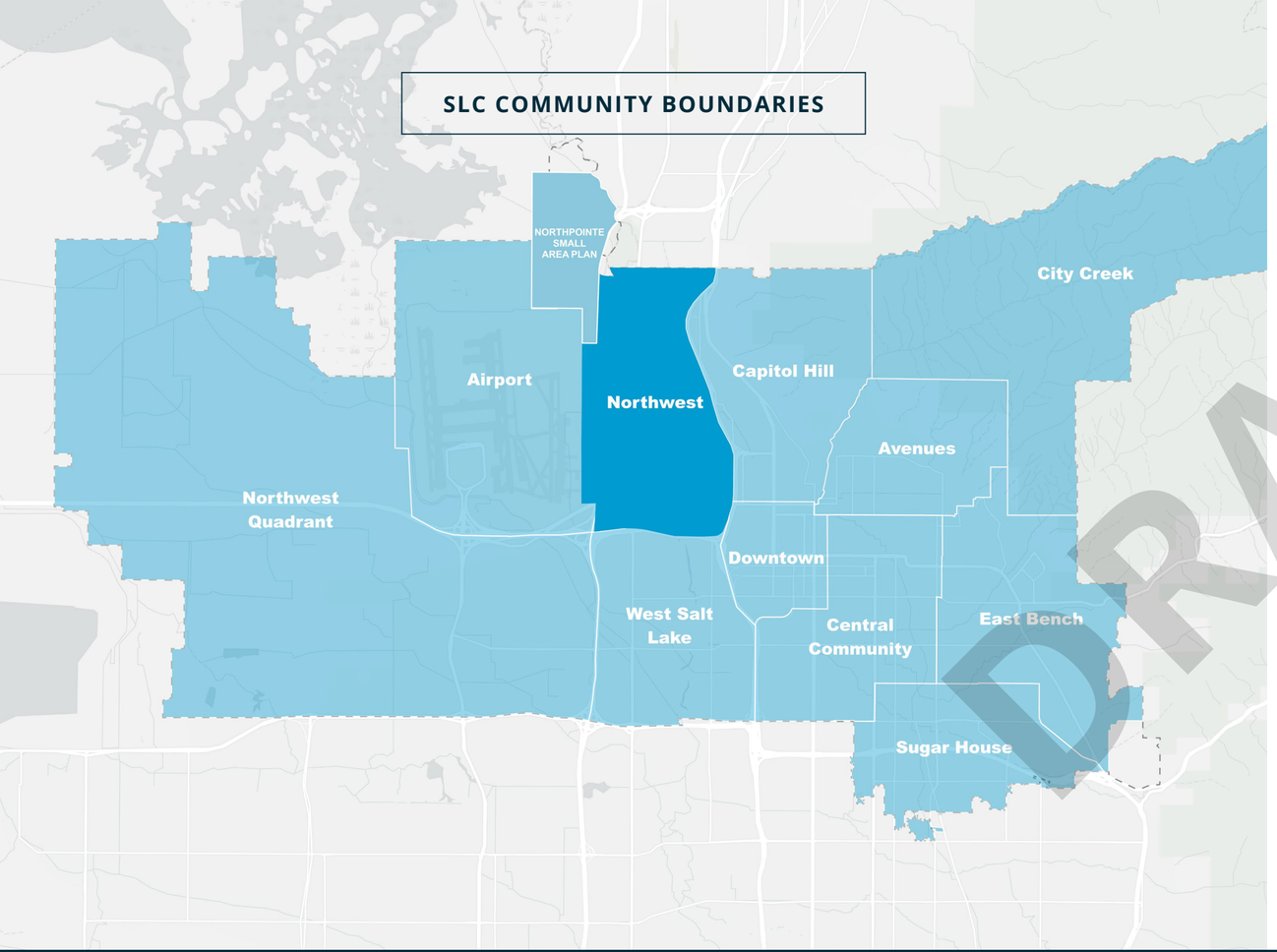
NORTHWEST COMMUNITY PLAN

PLANNING DIVISION

SLC.GOV/**PLANNING**



NORTHWEST COMMUNITY PLAN

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THE NORTHWEST COMMUNITY

Connected to Downtown Salt Lake City through an improved transportation network

Accommodating new housing through small scale infill development within established neighborhoods

Home to neighborhood commercial amenities that provide fresh and healthy food

Safe public spaces, including parks and trails

The home to a diverse mix of people, cultures and businesses that form the community

Comfortable utilizing the bike, vehicle and pedestrian network throughout the community

Home to new local businesses along key corridors in the community and regional businesses along the North Temple Boulevard

VISION

The plan outlines a bold forward-looking vision for the Northwest Salt Lake City and its community for the next 15 years.

The vision is rooted in a thorough understanding of the existing conditions of the community, where the community envisions being, and establishes a clear strategic framework for thoughtful decision making to enable the shared vision. The Plan integrates existing city policies, adopted departmental plans, and input gathered from community residents, stakeholders, leaders, business owners, experts and visitors – ensuring the vision is both collaborate and inclusive.

Welcoming new mixed-use development & neighborhood business establishments

Highlighting community assets and neighborhood continuity through placemaking

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INTRODUCTION

The Northwest Community of Salt Lake City is a diverse, vibrant, and welcoming community where a shared sense of identity and values work together to plan for the future.

The community is bound by I-80 to the south, I-15 to the east, I-215 to the west, and the city limits to the north. The previous community plan for the Northwest was adopted in 1992. Since the adoption of the plan, the North Temple Boulevard has experienced extensive redevelopment, the Jordan River Parkway Trail was established, and a fixed rail line all of which transformed the community.

The community encompasses the following neighborhoods: **Rose Park, Fairpark, Jordan Meadows, Poplar Grove and Westpointe**. Even though the Northwest Community includes the boundaries of the Westpointe Neighborhood, The Northpointe Small Area Plan, adopted in 2024, will guide the distinct vision and future development of that specific area.

OVERVIEW AND PURPOSE

This document is intended to support Salt Lake City's overarching vision established in Plan Salt Lake while also tailoring policies for the unique characteristics of the Northwest Community.

The purpose of the Northwest Plan is to:

- Establish and articulate a clear vision for the Northwest Community
- Identify the commonly held values of the community
- Establish a framework to implement the vision set out in the plan
- Set targets and identify metrics to help measure our success over the next 15 years

RELATIONSHIP TO OTHER PLANS

PLAN SALT LAKE & THE NORTHWEST PLAN

Plan Salt Lake sets a citywide Vision for Salt Lake City for the next 15 years, 2040. It considers where we are as a city, where we want to be, and establishes the framework for decision making that will get us there.

The Plan is based on existing city policies and input gathered from thousands of people including city residents, leaders, business owners, and visitors. The Plan sets stage for future neighborhood, community, and city element plans to address how they will each contribute to the 2040 Vision.

The consolidated framework includes 14 Guiding Principles, listed below.

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PLAN SALT LAKE | GUIDING PRINCIPLES

1. *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*
2. *Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*
3. *Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.*
4. *A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.*
5. *Air that is healthy and clean.*
6. *Minimize our impact on the natural environment.*
7. *Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.*
8. *A beautiful city that is people-focused.*
9. *Maintaining places that provide a foundation for the Northwest neighborhood to affirm our past.*
10. *Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long-standing commitment to a strong creative culture.*
11. *A welcoming community that celebrates the diversity of the Northwest and ensures access to amenities for all residents.*
12. *A local economy that fosters entrepreneurship, supports small businesses, and promotes lively neighborhood commercial nodes.*
13. *A local government that is collaborative, responsive, and equitable.*
14. *The Northwest Community should conserve water-use in order to ensure sustainable water levels for future generations.*

READER'S GUIDE

WHAT IS A COMMUNITY PLAN

Using the guiding principles within Plan Salt Lake, this community plan includes specific targets, initiatives, policies, and a future land use map that will serve as a roadmap for land use decisions and community development over the next decade. The Northwest Community Plan is an official plan of the city. This plan is intended to provide direction to policy makers, residents, property owners, designers, planners, business owners and leaders. The plan is not a law or land use code. It is a vision for how a community should look, feel, and function in the future.

The targets and initiatives in the plan provide high level guidance on how to achieve the community vision. Ultimately, the vision comes to fruition through adopted land use codes, public and private development projects, and City implementation programs.

Each Guiding Principle within the plan is supported by Initiatives that add detail and depth to the overall vision. This framework provides the foundation for community-level plans, including the Northwest Community Plan.

This Community Plan defines the Northwest's role in advancing the citywide vision and includes the following key components:

A VISION DESCRIBING WHERE WE WANT TO GO.

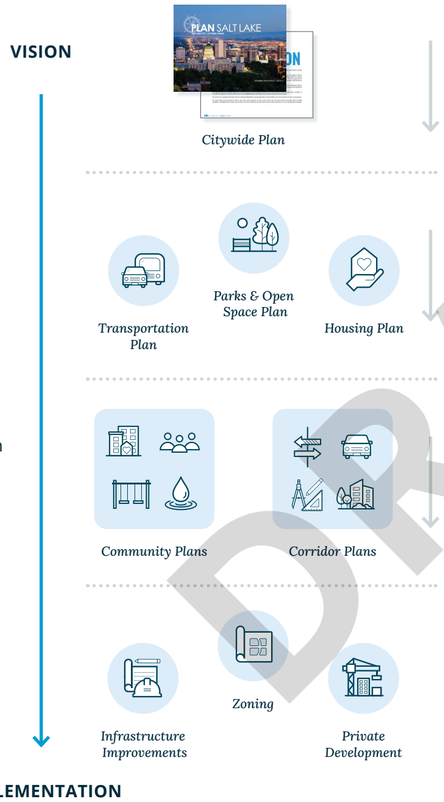
The Vision describes the desired future for the community. It reflects shared values and outlines a direction for accommodating future growth.

A ROAD MAP OF HOW WE WILL GET THERE.

- Policies express established City goals and ongoing programs that support the community's desired outcomes.
- Initiatives identify specific actions to help realize the vision.
- The Future Land Use Map (see page 84) illustrates the intended distribution of land uses in the community.

TOOLS FOR EVALUATING OUR PROGRESS OVER TIME

Targets identify measurable outcomes that indicate progress toward achieving the vision.



USING THE COMMUNITY PLAN

The Northwest Community Plan is intended to provide guidance and direction to both the public and private sectors for achieving the community's long-term vision. Implementation is a shared responsibility — no single entity can achieve the vision alone.

The public sector establishes the framework by adopting development regulations and making targeted public investments that help fulfill the vision. These actions are intended to encourage private investment and partnerships that further the community's goals. Regulatory and financial tools should reinforce private efforts that advance the plan's vision.

The goals and policies in this plan are designed to work together toward a shared vision. However, in practice, some goals and policies may occasionally compete or require trade-offs. The pursuit of one objective may limit progress toward another. For example, policies that promote tree planting and landscaping to improve air quality and reduce urban heat may increase short-term water demand, even as other policies encourage water conservation. Such trade-offs are an inherent part of community planning.

When implementing this plan, decision-makers must balance these competing goals, recognizing that not all objectives can be fully achieved in every situation. Depending on the context, certain goals or policies may carry greater weight or urgency.

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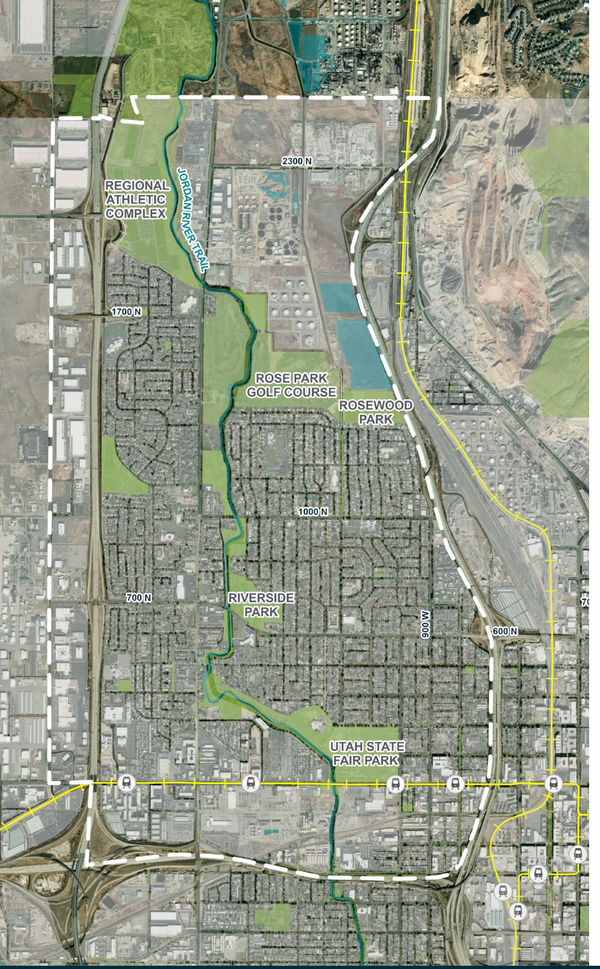

COMMUNITY PROFILE

As part of the development of this community plan, the Northwest Community planning team completed a comprehensive Existing Conditions Report that provides a detailed study of the demographic, land use, transportation, utility, and natural conditions of the Northwest Community.

The data in the report will be used as a baseline for measuring the implementation of this community plan. The following is a brief overview of the existing conditions in the Northwest.

NORTHWEST COMMUNITY AT-A-GLANCE

The community is anchored by neighborhoods including **Rose Park**, **Fairpark**, **Westpointe**, **Jordan Meadows**, and a **small portion of Poplar Grove**, this community provides residents with a balance of urban living and natural open space.

Convenient access to downtown, the Salt Lake City International Airport, and the Jordan River makes the Northwest Community a desirable location to live within Salt Lake City. The area has a number of parks and green spaces, and the State Fairgrounds offer year-round entertainment.

44,776
RESIDENTS
About 20.5% of the city's population

35 %
RESIDENTIAL ZONES

11 %
TRANSIT STATION AREA (TSA)

2.8 %
JORDAN RIVER FAIRPARK

18 %
OPEN SPACE & PUBLIC LAND

32 %
INDUSTRIAL & BUSINESS PARK

1 %
COMMERCIAL ZONES

53 %
POPULATION 25 TO 64 YEARS OF AGE
56% citywide

63 %
POPULATION THAT IS NON-WHITE
35% citywide

24 %
POPULATION OVER 25 WITH A BACHELOR'S DEGREE OR HIGHER
51% citywide

3 PERSON
AVERAGE HOUSEHOLD SIZE

$69,174
MEDIAN HOUSEHOLD INCOME
$74,925 citywide

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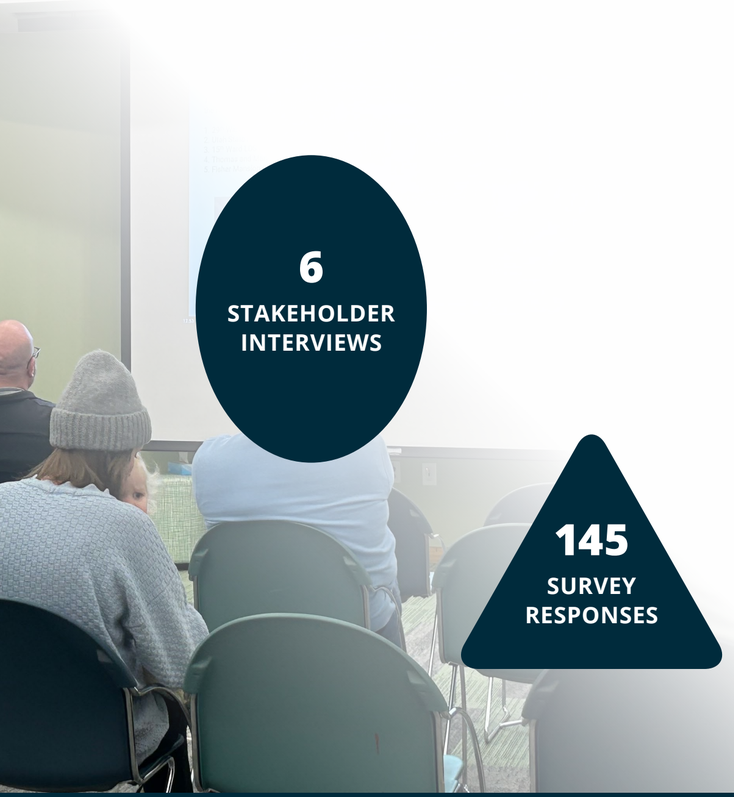
COMMUNITY OUTREACH SNAPSHOT



6
STAKEHOLDER INTERVIEWS

145
SURVEY RESPONSES

Salt Lake City appreciates the Northwest Community residents and stakeholders for their meaningful engagement and input throughout the plan's development, shaping a shared vision that is ready to be transformed into thoughtful growth.

From the Jordan River to the Power District, future growth will respect the community's unique history and identity and continue to be guided by the shared values of the Northwest Community's residents.

9
EXISTING CONDITION OUTREACH EVENTS

RESPONSES TO "WHAT DO YOU ENJOY THE MOST ABOUT LIVING IN THE NORTHWEST COMMUNITY?

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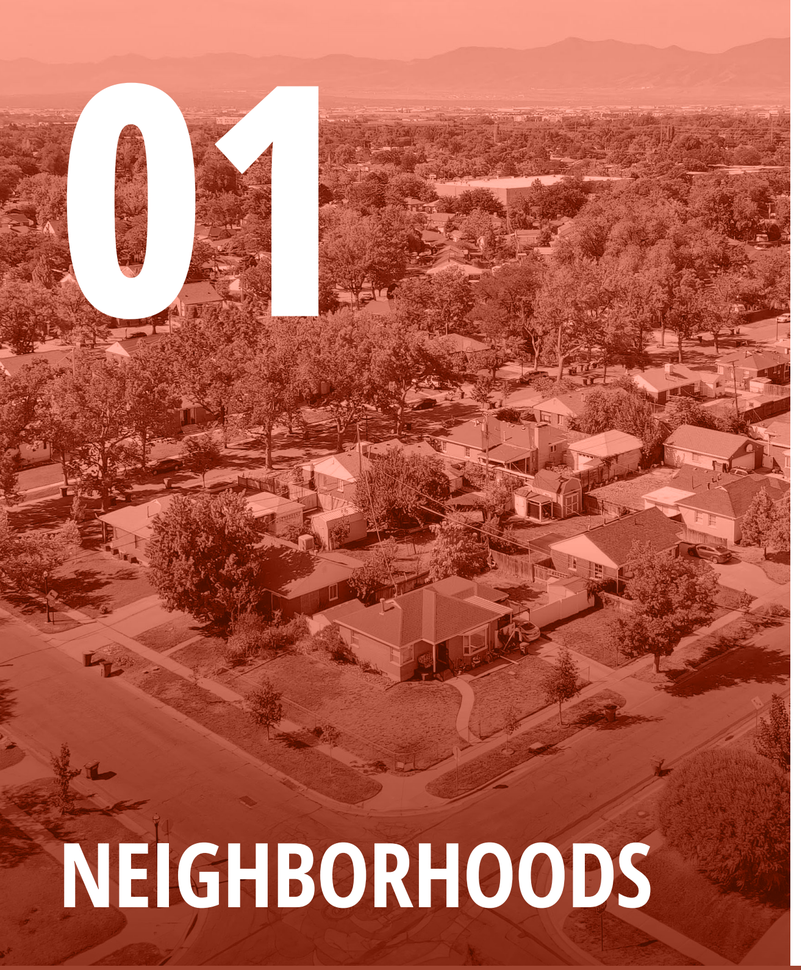
ACCOMPLISHING THE VISION

The Northwest Community Plan is broken down into fourteen Guiding Principles, each with a set of Targets and Initiatives that provide more detail and depth to the vision. A matrix, found on **page 112**, has been developed to help measure the progress of this community plan.

01 / NEIGHBORHOODS
02 / GROWTH
03 / HOUSING
04 / TRANSPORTATION & MOBILITY
05 / AIR QUALITY
06 / NATURAL ENVIRONMENT
07 / PARKS & RECREATION
08 / BEAUTIFUL CITY
09 / PRESERVATION
10 / ARTS & CULTURE
11 / EQUITY
12 / ECONOMY
13 / GOVERNMENT
14 / UTAH WATER SMART
15 / NORTH TEMPLE STATION AREA PLAN

GUIDING PRINCIPLES



01 NEIGHBORHOODS

GUIDING PRINCIPLE

Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

2040 TARGETS

1. *Increase public safety.*
2. *Increase the number of households living within a ½* ***mile*** *or* ***15-minute walk*** *of essential services.*
3. *Balance per-capita investment in public infrastructure and services compared to citywide averages.*
4. *Increase amount of third spaces and community gathering areas.*

POLICIES

Ensure adequate funding is provided to address infrastructure improvements that can improve public safety.

DRAFT

The Northwest Community is home to a rich cultural heritage, multigenerational families, and a strong sense of local pride.

Anchored by neighborhoods including Rose Park, Fairpark, Westpointe, Jordan Meadows, and a small portion of Poplar Grove, this community provides residents with a balance of urban living and natural open space.

As the area experiences new growth and investment, this plan highlights initiatives that preserve the community's strengths while addressing existing concerns about public safety, infrastructure, and access to high-quality amenities. During public outreach, many residents voiced a concern for the lack of safety in public spaces such as parks, especially near the Jordan River Parkway Trail.

While a community plan cannot solve all public safety challenges, it can play a meaningful role by identifying physical improvements that contribute to perceptions of safety. This may include enhanced lighting, improved pedestrian crossings, adequate sidewalks, and other public investments. These measures create more opportunities for residents to engage with their neighbors, support local businesses, and foster a stronger sense of community.

In 2025, fewer than half of Northwest households live within a 15-minute walk of amenities such as pharmacies (35.2%), TRAX stops (40.9%), or libraries (37.4%). These gaps not only affect daily convenience but also limit health outcomes, mobility options, and overall quality of life.

Closing these accessibility gaps will require expanding the area zoned for commercial and mixed-use development to enable investment in neighborhood services and walkable infrastructure to create a more equitable and connected community. Expanding opportunities for businesses will help to create community gathering places, which the community lacks due to homogeneous residential zoning throughout much of the neighborhood.

Expanding where small-scale businesses may be located and removing zoning barriers will improve access to services, expand opportunities for neighbor interactions, and give people reasons to walk to neighborhood amenities.

INITIATIVES

1. *Support the city's public safety plan.*
2. *Conduct an audit of the lighting in parks, alleys and high trafficked corridors and prioritize improving lighting in areas with the greatest public safety concerns.*
3. *Remove zoning barriers to establishing small-scale services and amenities in residential zones that increase access to essential services within established neighborhoods.*
4. *Incentivize large-scale mixed-use and multifamily developments to provide public spaces that encourage community gathering, such as plazas and open space.*
5. *Conduct a Capital Improvements Equity Analysis that can help guide the allocation of taxpayer dollars for maximum community benefit.*

EXAMPLE

Los Angeles Capital Improvement Equity Analysis

Los Angeles created a system to make sure city spending is fairly distributed across neighborhoods. Their analysis scores potential Capital Improvement Projects on factors like income levels, historic lack of investment, access to transit, and environmental burden.

This helps the city prioritize improvements (like better streets, new parks, updated community facilities) in neighborhoods that need them the most. Each year, the city shares a report so people can see where money is going and why. This approach helps close gaps between neighborhoods and makes sure everyone benefits from city projects.

WHAT ARE "THIRD SPACES"?

"**Third spaces**" are places other than home and work where people can gather to socialize and build community. Third places aim to be inclusive and accessible, inviting of social interaction, that are either free or of low-cost to the user.

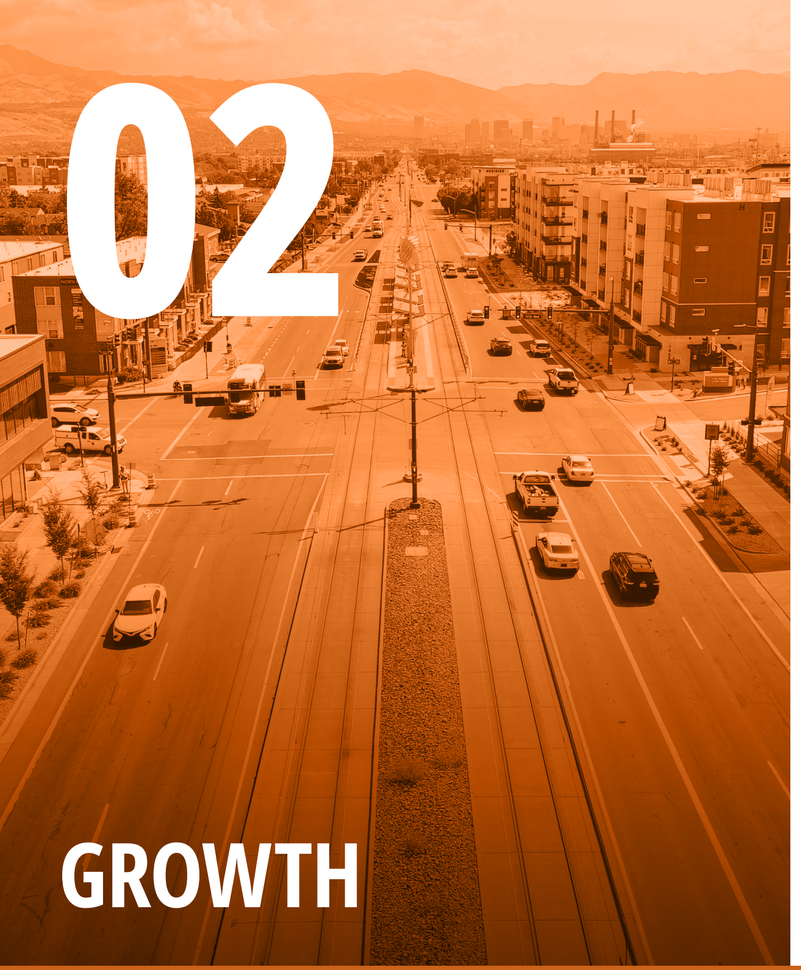
Examples are coffee shops, parks, recreation centers, libraries, churches, or bars.

ESSENTIAL SERVICES AND WALKABLE SLC

Walkable SLC is a data-driven mapping tool developed by SLC Planning to better understand and visualize the city's current access to essential services that support a high quality of life.

The amenities assessed include:

- Bus Stops
- Childcare
- Grocery Stores
- Healthcare
- Hospitals
- Libraries
- Offices
- Parks
- Pharmacies
- Recreation
- Restaurants
- Retail
- Schools
- Trails
- TRAX Stops



02 GROWTH

GUIDING PRINCIPLE

Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

2040 TARGETS

1. *Increase the number of dwelling units that provide **3+ bedrooms**.*
2. *Increase the total land area that can be used for mixed-use development outside of the Power District.*

The Northwest Community continues to experience increased development pressure as the Salt Lake Valley population grows.

The Northwest Community leads the city in creating and preserving affordable and attainable housing (see Existing Conditions Report, Affordable Housing section) , while walkability, access to amenities, and protection of natural spaces remain essential to supporting this denser, more connected community.

Growth is primarily focused along existing and planned transit corridors, helping advance the city's housing goals by offering diverse housing options and creating opportunities for vibrant neighborhood nodes. Most future housing will be located near transit, with some infill housing in existing neighborhoods, and through redevelopment of existing commercial properties.

This anticipated growth includes the recently established Power District. The Power District will provide high density housing and extensive commercial development. The Power District should be surrounded by high density mixed-use zoning to ensure the broader community and local businesses can capitalize on new residents and visitors.

The Northwest Plan supports multigenerational, family-oriented housing options within established residential neighborhoods. Housing prices and land costs make constructing new, single-family homes challenging. Expanding housing types to include small lots, detached homes, duplexes, townhomes, and small apartment buildings can help provide more housing.

Expanding housing options can help create more family-sized units, maintain the school aged children population, expand homeownership opportunities, and enable families and residents to remain in their neighborhoods.

INITIATIVES

1. *Modify zoning regulations to increase a broader mix of housing types, specifically 3+ bedrooms that are available for rent or purchase.*
2. *Ensure the zoning near the Power District permits a diverse mix of housing, retail, and open space in anticipation of population growth and a high volume of daily visitors.*
3. *Identify potential infill sites that support mixed-use development.*

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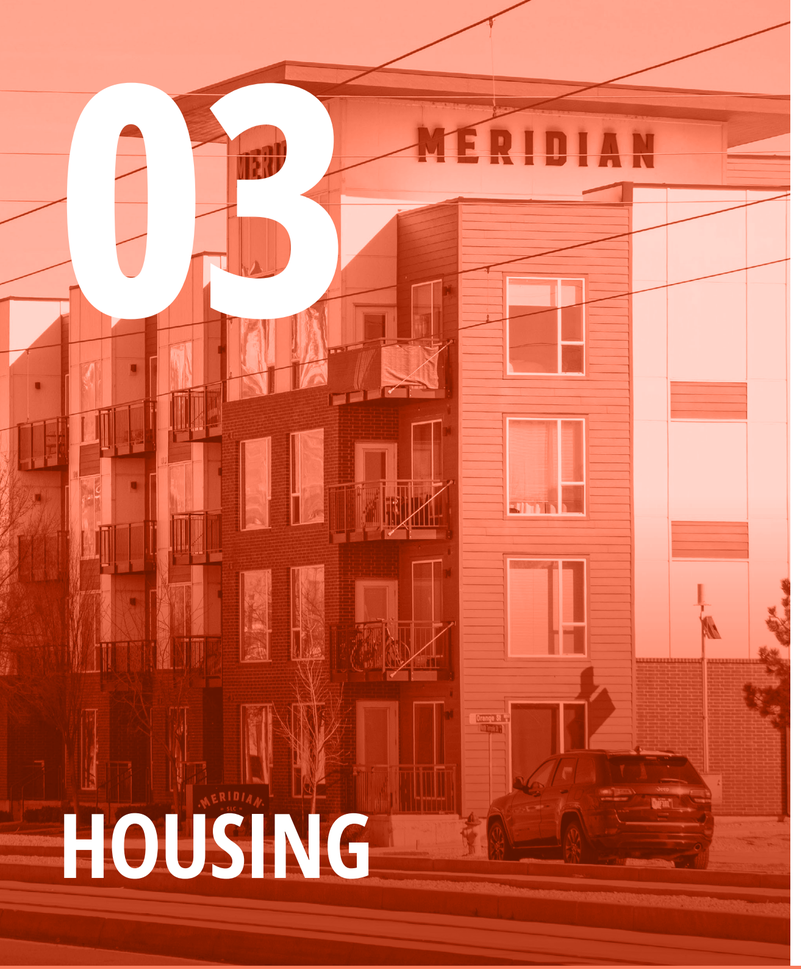

03 HOUSING

GUIDING PRINCIPLE

Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

2040 TARGETS

Increase diversity of housing types for all income levels throughout the city.

POLICIES

1. *Focus medium to high density housing around transit and mixed-use nodes.*
2. *Support grant programs that provide homeowners with funding to update and retrofit their homes with essential life safety measures.*
3. *Support a mix of appropriately scaled housing types within residential zoning districts.*

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Northwest neighborhoods are home to a wide range of households with families, renters, first-time buyers, seniors, and multigenerational residents.

As housing pressures intensify across the city, the Northwest Community Plan responds with a balanced approach by promoting housing types that reflect community needs while preserving housing accessibility, cultural identity, and neighborhood scale. Established neighborhoods are in need of more family-sized homes to ensure families can stay rooted in the community.

To address these needs, the plan supports introducing gentle density options such as duplexes, triplexes, and cottage housing within existing neighborhoods to create a more diverse housing stock while maintaining the building scale and livability of the area.

According to the 2023 American Community Survey, housing stock is composed of roughly **23% units** with **1 or no bedroom**, **54% units** with **2-3 bedrooms**, and **24% units** with **4 or more bedrooms**.

This mix has likely shifted in recent years due to an influx of studio and one-bedroom apartments, especially along and near the North Temple corridor. In addition to the rise in housing units with one or less bedrooms, the area contains a significant concentration of affordable housing compared to the rest of the city.

There are **21 affordable housing developments** in the plan area with three others currently under construction, totaling **3,206 affordable housing units**.

The mixed-use zones along the North Temple corridor should guide new development to focus on high-quality design and walkable public spaces, rather than simply maximizing the number of dwelling units. These zoning districts support mixed-use buildings that contribute to the neighborhood's identity and connect with the surrounding streets and transit, creating a corridor that serves both current and future residents.

By expanding the range of housing types, balancing affordability levels, and ensuring new development enhances neighborhood character, the Northwest area can remain a community for residents of all ages, incomes, and household sizes.

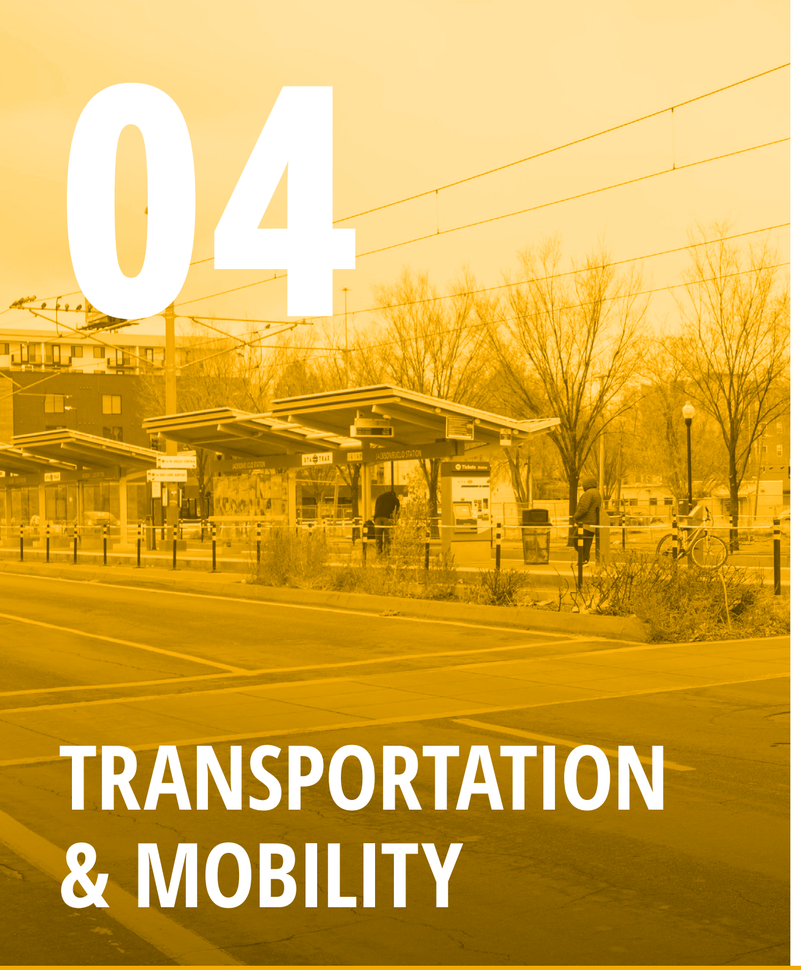
INITIATIVES

1. *Support the policies and actions outlined in Thriving in Place and Housing SLC.*
2. *Establish a standardized system for collecting housing-specific data across all new developments.*
3. *Consider requiring or incentivizing large housing developments seeking Planning Division approval to provide a percentage of homes with two or more bedrooms and include family-friendly design elements.*
4. *Remove zoning barriers and streamline the permitting process for infill housing development.*

WHAT IS "GENTLE DENSITY"?

"**Gentle density**" refers to incremental types of density that fit the surrounding context of the neighborhood in scale, size, and character. This could refer to smaller sized units such as Accessory Dwelling Units, duplex, or triplexes, built as infill development on larger lots or even in existing backyards.

This allows neighborhoods to adapt and expand while maintaining their own unique charm and character.



04 TRANSPORTATION & MOBILITY

GUIDING PRINCIPLE

A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

2040 TARGETS

1. *Increase the percentage of dwellings within a ¼ **mile** of a bus, transit stop or protected bike lane.*
2. *Increase the percentage of funding to improve neighborhood connections and general maintenance.*
3. *Decrease number of pedestrian, bicycle, and auto accidents.*
4. *Support Transportation Division's efforts related to curbside management for responsibly accommodating both on-street parking and other evolving demands of the city's curb space.*

The Northwest Community aims to build on its transportation strengths while addressing long-standing challenges for a safer, more connected, and sustainable transportation network.

Key assets such as the Jordan River Parkway Trail, Folsom Trail, the TRAX Green Line, the surrounding freeway network, 300 North cycle track, and proximity to Salt Lake City International Airport provide a strong foundation for mobility, recreation, and regional access.

At the same time, the interstates, airport, and freight lines bring challenges, such as noise, air quality impacts, and limited infrastructure for non-vehicular travel. Transportation targets and initiatives expand multimodal options, improve safety, and ensure equitable access across the Northwest Community.

These efforts enhance connectivity to existing networks like the Jordan River Parkway Trail, and transform previously neglected elements such as walkability and bicycle infrastructure. An increase in frequency and coverage of public transportation will enhance reliability and build public trust, leading to greater ridership.

Expanded protected bike lanes, safer pedestrian crossings, and reduced speed limits will encourage sustainable modes of transportation. By prioritizing equitable access and sustainable mobility options, the community will benefit from a more reliable, efficient, and inclusive transportation network that serves all users.

INITIATIVES

1. *Implement Connect SLC, The Salt Lake City Transportation Master Plan.*
2. *Increase density along existing transit routes and prioritize transit-oriented development when new routes are added.*
3. *Promote ticket-as-fare program for large events.*
4. *Support the Transportation Division's ongoing city funding to increase transit affordability.*
5. *Implement the Pedestrian & Bicycle Master Plan (2015), including recommendations for high comfort bicycle facilities.*
6. *Integrate first/last mile improvements such as bike sharing and e-scooter rentals near transit stops.*
7. *Support expanding GREENbike Stations throughout the plan area.*
8. *Support implementation of recommendations from the SLC West-East Connections Study.*
9. *Connect the Jordan River Parkway Trail to the Folsom Trail.*
10. *Ensure safe pedestrian crossings across North Temple.*
11. *Support road design adjustments that improve the safety of all users.*
12. *Perform analysis, community engagement, and inter-departmental collaboration to study potential outcomes related to adding on-street public parking, including possibly in the center of roadways.*

DRAFT

05 AIR QUALITY

GUIDING PRINCIPLE

Air that is healthy and clean.

2040 TARGETS

1. *Reduce emissions.*
2. *Increase the number of actions to address the harmful impact of existing polluters.*

Air quality is one of the most important issues for Salt Lake City residents. This is especially true for residents of the Northwest neighborhoods who deal with higher risks of pollution-related health conditions such as asthma and cancer.

Poor air quality lowers the quality of life for those who live, work, learn, and play in the Northwest Community. Poor air quality is directly related to pollutants caused by vehicle and industry emissions, not just on the westside, but across the city.

Salt Lake City is working to minimize the impacts of car emissions, reduce overall greenhouse gas emissions, and incorporate climate adaptation strategies into city planning processes. The city also recognizes that residents in the Northwest area have fewer commuting options and generally need to travel outside their community for employment and daily needs.

By providing safe, sustainable alternatives to driving coupled with land use policies that allow more businesses to locate in the Northwest, Salt Lake City can reduce the need for driving and create a more walkable and bikeable community that meets residents' everyday needs.

Salt Lake City is also committed to adopting inclusive planning tools and policies that give lower-income families and individuals more options to live affordably in neighborhoods of their choice, rather than being relegated only to unhealthy areas.

Finally, the lack of tree canopy cover exacerbates the disparity in air quality. Salt Lake City not only needs to pay special attention to increasing the number of street trees and the overall canopy coverage in Northwest neighborhoods, but should also explore utilizing vegetation for green buffers that can help mitigate impacts from pollutants.

When it comes to implementing air quality solutions, focusing on addressing the needs of the most vulnerable populations will create a cleaner and healthier community for all Salt Lake City residents.

INITIATIVES

1. *Expand car-free transportation options, particularly north of the North Temple Boulevard.*
2. *Utilize local funding sources to provide incentives to residents for clean commuting, such as transit passes or e-bike vouchers.*
3. *Invest in safe bike and pedestrian infrastructure, such as multi-use trails, signalized crossings, and protected bike lanes.*
4. *Increase the tree canopy through landscaping requirements and protections for mature shade trees to help filter pollutants.*
5. *Reduce industrial and manufacturing uses in the area to mitigate harmful impacts.*
6. *Implement increased land use buffers along highways, major roadways and between sensitive uses and heavy polluters.*

DRAFT

7 *Allow for more housing density in neighborhoods that are the most protected from pollutants.*

8 *Allow more mixed-use and commercial zoning in existing Northwest neighborhoods to provide walkable amenities for residents and reduce travel distances for daily needs.*

9 *Support land use policies that limit manufacturing uses within the community.*

10 *Explore options to relocate existing high-polluting land uses away from residential neighborhoods and support the transition of light manufacturing zones to mixed-use.*

11 *Support the remediation of brownfields and hazardous sites as they transition from manufacturing to other uses.*

12 *Support efforts that create a more robust air quality monitoring network in the area.*

13 *Support existing programs to allow residents to trade in gas-powered lawn equipment for electric.*

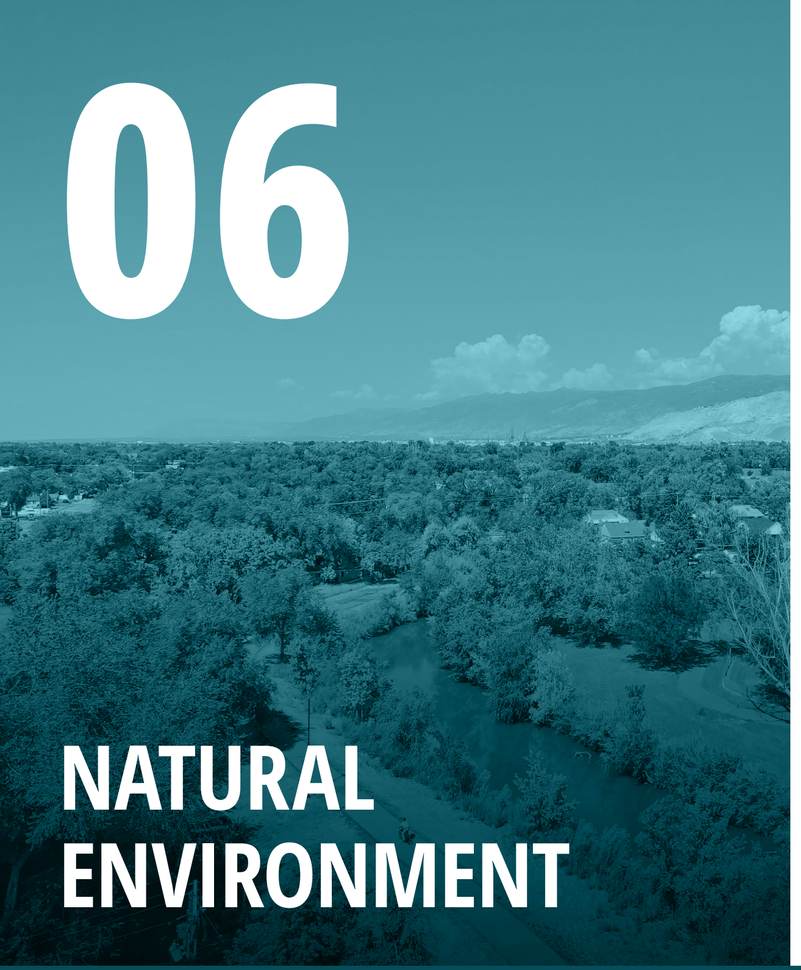
14 *Ensure zoning regulations make it easy to support and simplify the installation of solar panels and other clean energy sources.*

15 *Support efforts to monitor and improve indoor air quality inside public buildings, community centers, businesses, and homes.*

16 *Encourage fleet electrification, particularly for businesses in the area.*

17 *Support efforts to increase the adoption of electric vehicles , including expanding charging infrastructure in the area.*

18 *Support transitions to clean energy sources.*



06

NATURAL ENVIRONMENT

GUIDING PRINCIPLE

Minimize our impact on the natural environment.

2040 TARGETS

1. *Increase the urban tree canopy.*
2. *Increase linear feet of river restoration.*
3. *Promote community investment in the Jordan River Parkway Trail and Folsom Trails.*

POLICIES

- *Maintain the riparian corridor overlay to ensure protection of our waterways.*
- *Support the removal of invasive species and reintegration of native riparian vegetation along the edge of the Jordan River.*
- *Incentivize new development to cluster away from the Jordan River and encourage restoration of the riparian corridor.*

DRAFT

The natural environment is one of the Northwest Community's most vital assets. The Jordan River and its expansive trails system, along with the impressive access to parks and open space, shape daily life and community identity.

The Jordan River Parkway Trail is the longest paved urban trail in the United States. It traverses the entire Northwest neighborhood, offering users access to the river with a beautiful view of the Wasatch Mountain Range. It is a defining feature of the Northwest neighborhood and an asset that brings in residents from other neighborhoods and cities.

The Jordan River flows from Utah Lake to the Great Salt Lake, making the Northwest Community one of the most "downstream" communities along the river. As a result, this section of the river often suffers from litter, pollution, and environmental degradation, at no fault from this neighborhood. Still, the Northwest Community bears the brunt of the cleanup of the river.

Green infrastructure, riverbank restoration projects, and community stewardship should remain a priority in order to utilize the river as an asset. Neighborhood residents are proud of the beauty and access the river provides but face constant challenges on the trail.

Salt Lake City will collaborate with relevant parties to promote stewardship programs along the trail sections that the city maintains. A stewardship program is an effective way to encourage beautification efforts. Stewardship responsibilities include clean-up, weed removal, and planting native species.

By involving interested residents, Salt Lake City will foster a sense of civic investment, empowering community members to take an active role in caring for the Jordan River. It also sets the goal of expanding restoration along the Jordan River, increasing the total acreage of natural and improved open space and the linear feet of upgraded trail so the corridor functions as a safe, clean, and well-used public asset.

The Northwest Community also has a lower percentage of tree canopy than other neighborhoods. The Northwest's urban tree canopy requires intentional investment and attention to increase the canopy from the current **13%**. A healthy tree canopy will help cool hot spots, improve air quality, provides wildlife habitat, and create more inviting public spaces.

Ensuring a healthy and expansive tree canopy in the Northwest Community involves not only new trees, but it also involves exploring opportunities to work with Urban Forestry and Public Utilities to help provide resources and education to the community.

By focusing on equity, prioritizing underserved corridors, and incorporating native vegetation, these initiatives aim to improve air and water quality, cool down hot areas, and help people feel safer and more connected to the places they live.

INITIATIVES

1. *Establish an "adopt-a-mile" trail maintenance program for the Jordan River Parkway Trail and Folsom Trail.*
2. *Establish formal Salt Lake City employee JRPT Clean-Up Days.*
3. *Implement low-impact design for stormwater management along the Jordan River to improve water quality.*
4. *Connect the Jordan River Parkway Trail to the Folsom Trail and to the proposed Green Loop.*
5. *Support the initiative to daylight a portion of City Creek along the Folsom Trail.*

6 *Implement the Revive Our River Actions outlined in Reimagine Nature SLC Public Lands Master Plan.*

7 *Identify streets that could support relandscaping of medians to increase tree canopy, reduce urban heat island, and calm traffic.*

8 *Support the conversion of unused lawn areas into water-wise gardens using native vegetation.*

9 *Launch education/rebate programs to support the implementation of pollinator gardens.*

10 *Educate residents on the costs of tree irrigation and offer information on which species are low water use.*

JORDAN RIVER TRAIL / COTTONWOOD PARK
Salt Lake City Engineering, GEMs Team, 2025

NORTHWEST COMMUNITY & RESTORATION OF JORDAN RIVER PARKWAY TRAIL

In 2025, a section of the Jordan River Parkway Trail, between Cottonwood Park and 700 North, was temporarily closed for environmental and safety concerns. This allowed Public Lands to provide much needed environmental restoration to this section of the trail, add improvements such as an additional path on the west side, and a play structure near Backman Elementary.

This project was a success on many levels. The result not only improved the safety of the neighborhood, but restored the riverbank, and improved the experience for all users.

This is a great example of how applying Crime Prevention Through Environmental Design (CPTED) principles to natural areas, like clearing debris and fallen branches to increase visibility, can improve the safety of the community and the environmental health of the river.

WHAT IS CPTED?

Crime Prevention Through Environmental Design (**CPTED**) is a strategy that aims to reduce criminal activity through the environmental and physical design of the built environment.

Simple techniques like appropriate lighting, visibility of entrances, and encouraging pedestrian activity can greatly reduce opportunistic crime and perceived crime in a given neighborhood.

07

PARKS & RECREATION

GUIDING PRINCIPLE

Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.

2040 TARGETS

1. *Every household within the Northwest Community has access to a public park, trail, or open green space within a half-mile walk.*
2. *Increase public safety and comfort for all users within park spaces so that all visitors feel safe and comfortable, regardless of age, gender, or ability.*
3. *Expand the Jordan River Parkway Trail to Northpointe Area, specifically north of Center Street.*

POLICIES

Support the goals, policies and actions outlined in Reimagine Nature.

DRAFT

Access to parks and recreational spaces within the Northwest area are one of this community's strongest assets.

The Jordan River Parkway Trail bisects the neighborhoods and provides several access points for recreation. Community parks such as Rosewood, Riverside, and Cottonwood, along with the Regional Athletic Complex and other sport fields provide access to great opportunities for the residents to play and recreate.

While these parks and trails are considered community assets, the community expressed valid concerns regarding lack of maintenance and safety features, outdated amenities, and general low investment. While the Jordan River Parkway Trail, neighborhood parks, and open space offer valuable recreational opportunities, these areas have also become places where people experiencing homelessness sometimes establish unsanctioned encampments. This has caused public safety concerns and can be correlated to a lack of use by the broader community.

Encouraging active uses such as commercial, civic, or residential plaza spaces along the river will promote a safer user experience and will continue ongoing river remediation efforts. The goals, policies, and actions found in Reimagine Nature and the Emerald Ribbon Plan are considered to be part of the Northwest Plan.

Salt Lake City is committed to addressing public safety concerns and increasing safety within our parks and open space. Both Reimagine Nature and the Emerald Ribbon Plan call for an increased presence near key access points to the Jordan River Parkway Trail.

Salt Lake City understands that to increase parks usage, accessible and family-friendly amenities need to be provided and maintained. Additionally, features that promote year-round usage need to be added to ensure comfort for all users.

These features could include the following:

- Inclusive, All-Ability Playgrounds
- Shade
- Lighting
- Benches
- Splash Pads
- Adequate Programming

INITIATIVES

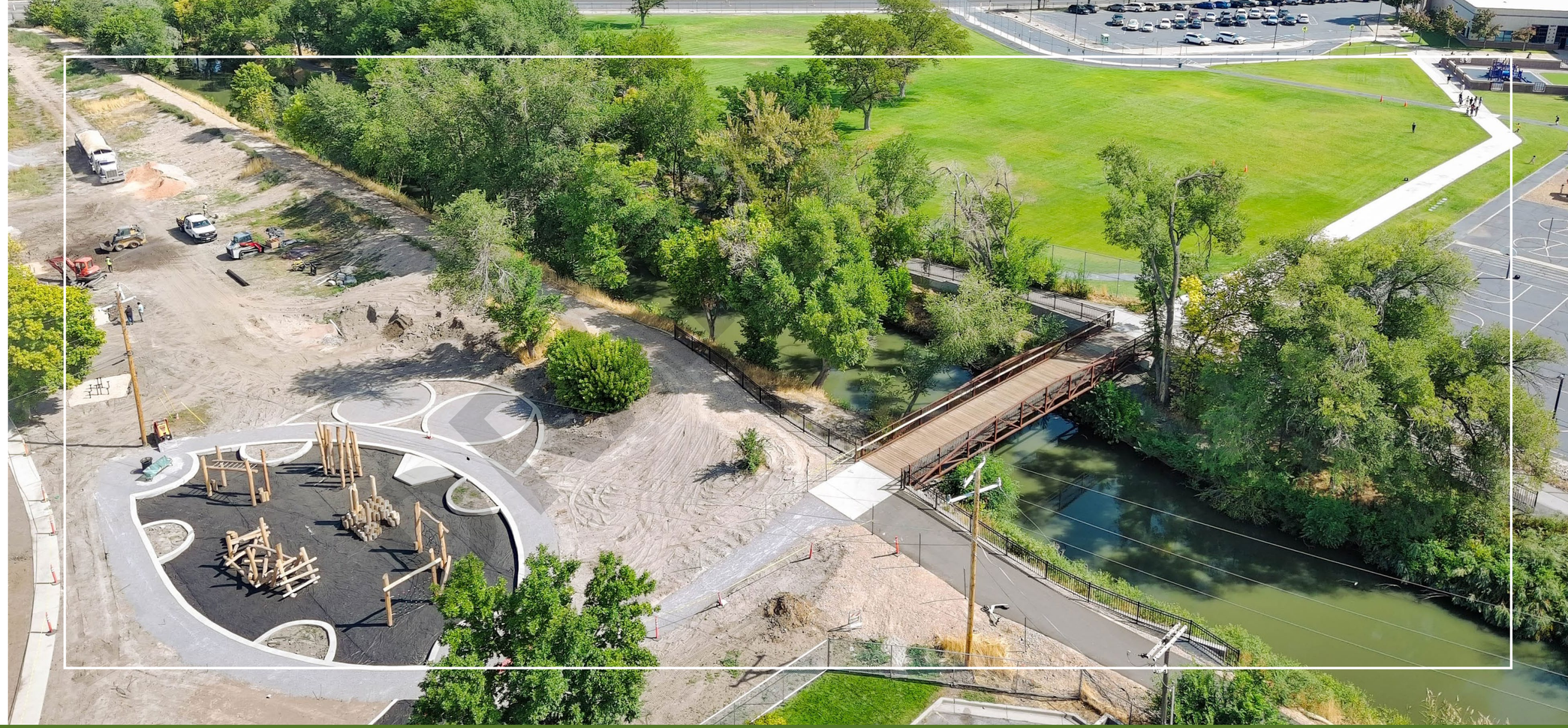
1. *Increase the level of service of parks and open space in the community as identified in Reimagine Nature.*
2. *Increase residential density close to parks and green space.*
3. *Implement CPTED principles and improve safety features within parks, and along the Jordan River, to increase real and perceived safety, including features like lighting, where needed.*
4. *Upgrade aged park amenities to increase comfort and level of service for a variety of types of needs and abilities.*
5. *Implement bilingual and universal wayfinding signage along and towards the Jordan River Parkway Trail, Folsom Trail, and nearby parks consistent with the Public Lands Bilingual Signage Standard.*
6. *Add types of uses and activities to parks to encourage year-round activity.*

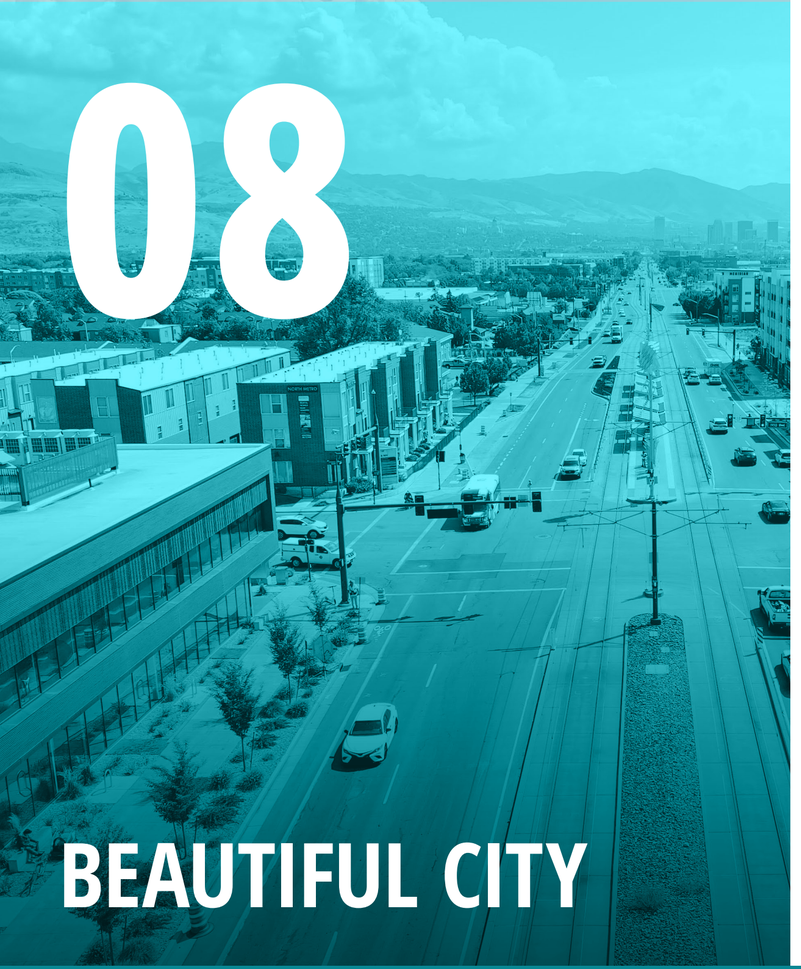
7 *Encourage programming and partnership opportunities within park spaces (exercise classes, art groups, etc.).*

8 *Encourage "active uses " for development along trails.*

9 *Coordinate with private property owners in the Northpointe area to purchase newly annexed areas abutting the Jordan River to extend the Jordan River Parkway Trail.*

10 *Implement heat mitigation measures in parks – shade structures, water features, etc, to combat the effects of urban heat islands*





08 BEAUTIFUL CITY

GUIDING PRINCIPLE

A beautiful city that is people-focused.

2040 TARGETS

1. *Increase efforts to activate the Jordan River Parkway Trail and Folsom Trails.*
2. *Establish visually attractive and distinct gateways into the Northwest Community.*

The Jordan River Parkway Trail is a defining asset of the Northwest Community, supporting recreation, connectivity, and placemaking.

To leverage this asset, new development should be oriented toward the trail and clustered within mixed-use nodes, with a focus on public-facing amenities such as plazas, patios, and riparian landscaping.

Each node should incorporate enhanced pedestrian-scale lighting, wayfinding, and public space improvements. When combined with land uses such as small-scale restaurants, coffee shops, bike repair stations, or canoe rentals, more people are encouraged to take short trips along the trail, boosting overall activity.

The Power District will establish the first major node and should lead as an example of how to thoughtfully integrate the trail into the fabric of the surrounding development. The Northwest Community will continue to support the trail's potential to connect the neighborhoods, natural open space, and well-planned mixed-use nodes.

Future connections from the Jordan River Parkway Trail to the Folsom Trail and Downtown's Green Loop will create a cohesive open space and active transportation network that is utilized by both residents and visitors.

Redevelopment efforts along the Folsom Trail Corridor and long-term plans to daylight City Creek support these unique amenities and will provide residents and visitors with convenient and comfortable access to explore their Beautiful City.

The Northwest Community also serves as a gateway into Salt Lake City. North Temple Boulevard requires strategic changes to transition into a local model for integrating infrastructure, streetscape improvements, public art, and placemaking elements along gateway corridors.

Additional gateways into the community may include Redwood Road and 600 North, where consistent urban design standards will add to community identity, support public transit, and encourage thoughtful development. The Northwest Community's natural and built environment should be intentionally designed to be people-focused.

Residents and visitors should be able to come together to enjoy everything the neighborhood has to offer including, recreation, public spaces to gather and celebrate in, and local hotspots, such as the Power District or Jordan River Parkway Trail.

A people-oriented approach reflects the community's commitment to each other and their ever-evolving neighborhood and reinforces the Northwest Community as a beautiful place to live, visit, and recreate.

INITIATIVES

1. *Identify streets in the Northwest neighborhood that could serve as key gateways into the Northwest Community that consider the culture and unique characteristics of each neighborhood.*
2. *Work with City Departments to apply right-of-way standards that would support the creation of city gateways.*
3. *Explore incorporating art features into city-funded projects.*
4. *Include activation requirements for development near the Jordan River and along the Folsom Trail, requiring elements such as river-facing windows and doors, riparian corridor-friendly landscaping, and outdoor amenities.*
5. *Identify nodes along the Jordan River and Folsom Trails where small-scale mixed-use zoning could help promote placemaking.*
6. *Support human-scaled lighting around mixed-use nodes.*

DRAFT

09 PRESERVATION

GUIDING PRINCIPLE

Maintaining places that provide a foundation for the Northwest neighborhood to affirm our past.

2040 TARGETS

1. *Increase the number of properties listed on the National Register of Historic Places.*
2. *Ensure city-owned historic resources are actively maintained and preserved.*

The Northwest Community boasts a unique and diverse history that deserves preservation.

The Fairpark neighborhood is the oldest section of the community and features many structures that predate **1920**. The Rose Park neighborhood to the north emerged after World War II. Meanwhile, the western neighborhoods, Westpoint and Jordan Meadows, developed throughout the **1970s** and showcase distinctive examples of post-war housing, including WWII-era cottages, Box Ranch, and split-level homes. These homes offer simplified layouts, use less expensive building materials, and come in smaller sizes. While these designs may seem simple compared to other architectural styles in the city, they effectively narrate the story of the Northwest neighborhood's development.

Currently, very few sites and structures in the Northwest neighborhood have protected status. With that said, a significant portion of the Northwest National Historic District is located in the Northwest Community Plan boundaries. While National Register Districts do not offer local protections, they do offer financial incentives for listed and eligible properties. The Department of the Interior allows a building to be considered for the National Register of Historic Places when it reaches **50 years** old. Recently, several neighborhoods within the Northwest plan area have reached this threshold, making them eligible for listing.

Salt Lake City actively encourages and supports local initiatives to increase the number of protected buildings, whether through creating new landmark sites or establishing new historic districts. Identifying significant buildings and sites will play a crucial role in this process. Reconnaissance-level surveys serve as effective tools for evaluating large areas and identifying eligible properties for historic designation. This method enables surveyors to document the architectural condition of buildings, capture photographs, and assess the historical integrity of each property.

This plan supports opportunities for new district designations or a possible expansion of the existing Northwest National District for historically significant properties that are now age eligible. Salt Lake City will assist residents in navigating the survey and nomination process to help preserve the architectural history of the Northwest neighborhood.

Building maintenance also forms a key element of historic preservation. The city will enhance Northwest residents' access to preservation resources, including city-funded workshops that provide hands-on experience in techniques such as window restoration, masonry repair, and general building maintenance. Collaborations between the public and private sectors prove essential for preserving significant structures in the Northwest Community.

The city will actively seek additional partnership opportunities with the private sector to protect historic buildings, like the Fisher Mansion. The adaptive reuse of this building will underscore the importance of historic preservation in the Northwest neighborhood.

INITIATIVES

1 *Identify priority areas for reconnaissance-level surveys and intensive level surveys to help aid in any designation efforts.*

2 *Support neighborhood initiatives to create new National Register of Historic Places Districts or Local Historic Districts.*

3 *Support partnerships to assist property owners with survey and designation efforts.*

4 *Provide access to city-funded workshops that promote the historic preservation and renovation of historic structures within the community.*

5 *Support informational programs that promote historic structures within the Northwest Community.*

6 *Increase awareness of Building Preservation Incentives by providing educational opportunities to property owners and developers and proactively identifying properties that may benefit from the incentives.*

7 *Support partnerships for the successful adaptive reuse of the Fisher Mansion.*

DRAFT

10

ARTS & CULTURE

GUIDING PRINCIPLE

Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long-standing commitment to a strong creative culture.

2040 TARGETS

1. *Increase the total number of cultural community events celebrating the diversity in the Northwest neighborhood.*
2. *Utilize placemaking art and signage to acknowledge the diverse identity and history of the Northwest Community.*
3. *Increase public art in the Northwest Community.*

DRAFT

The Northwest Community boasts a rich history of diverse populations that strengthens its sense of community.

Currently, **44% of households** in the Northwest area speak a language other than English at home, compared to the **state-wide average of 15%**. This concentration of diversity stems from racist policies and practices, such as redlining and racially restrictive covenants, which restricted people of color from moving to other parts of the city. While these policies have left long-lasting impacts on community members, they have ultimately shaped a more diverse neighborhood than many others.

This diversity creates a unique culture in the Northwest neighborhood that deserves celebration. The city commits to supporting Northwest residents by providing them with the resources they need to express their voices and honor their distinct heritage.

Salt Lake City seeks to enhance access to arts and cultural resources by increasing the number of community events in the neighborhood. Currently, most art and cultural events occur in other city neighborhoods, forcing Northwest residents to leave their own areas to access these resources. Existing events, like the Rose Park Street Festival, demonstrate the high demand for cultural activities and show that the Northwest neighborhood can support more events. Future activities could include festivals, concerts, and a farmers market.

Funding plays an essential role in supporting the creative culture of the neighborhood. To boost art resources, the city should continue funding a micro-grant program to create placemaking artwork. This program will allow the city to provide small grants to artists who will bring physical art, performance art events, and art workshops to the Northwest neighborhood.

Establishing art corridors would provide opportunities for adding more art to the neighborhood while promoting people-centered placemaking. In addition to an art grant program, the city should explore funding options to revive a youth after-school arts program, encouraging young residents to engage with their communities and share their voices.

Zoning presents one of the most significant barriers for artists in the Northwest neighborhood. Artists need spaces where they can create and share their art. For these spaces to exist, the city should address the limitations associated with establishing community centers and art studios.

The existing zoning map allows these land uses in only **9% of the plan area**. These strict regulations force artists to leave the Northwest neighborhood to access art resources.

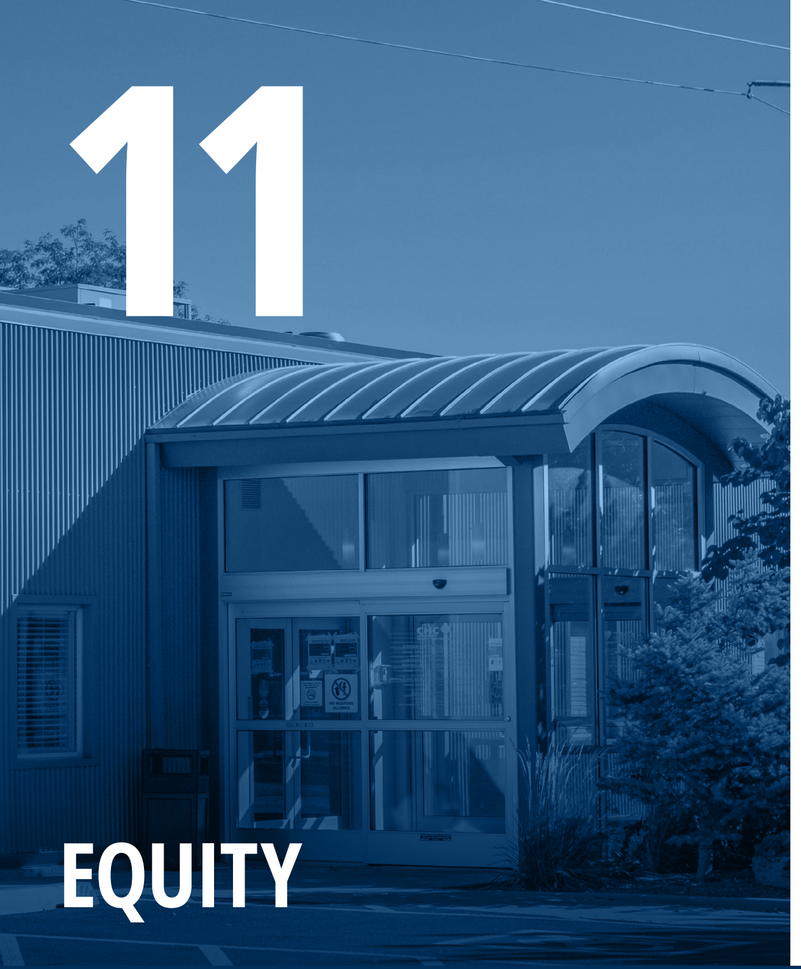
The Planning Division will explore options to allow these art-related land uses in more zones as part of implementing the plan.

INITIATIVES

1. *Collaborate with neighborhood stakeholders to bring more cultural events to the Northwest neighborhood– i.e., block parties, art shows, and holiday celebrations.*
2. *Explore bringing a farmers market to the Northwest neighborhood.*
3. *Identify streets that can be designated as cultural corridors, where art and culture efforts are focused.*
4. *Identify a pathway to revive a youth arts program.*
5. *Continue to support the Project Support Grants: a neighborhood art and culture grant program to promote local murals, pop-up performances, and cultural events.*
6. *Increase opportunities to access arts and culture by easing land use regulations.*

Fairpark
NEIGHBORHOOD

FAIRPARK | SLC



11 EQUITY

GUIDING PRINCIPLE

A welcoming community that celebrates the diversity of the Northwest and ensures access to amenities for all residents.

2040 TARGETS

1. *Improve access to healthy, fresh, and affordable food within the community.*
2. *Ensure that zoning supports new medical facilities.*
3. *Continue to support the implementation of Thriving in Place.*

DRAFT

Salt Lake City is committed to providing universal access and opportunity to all. However, harmful planning decisions of the past, such as redlining policies and disinvestment, still have lingering effects on the Northwest Community today.

Residents of Northwest neighborhoods have limited access to amenities such as public transportation, healthy food options, employment, and healthcare facilities, when compared to other Salt Lake City communities.

Food accessibility was a concern frequently cited during the public engagement process. Northwest residents have few options to purchase healthy, fresh, and affordable food. There are only three large grocery stores located within the community, yet mere proximity to a single grocery store does not ensure residents' needs are met in terms of food quality, preferences, cost, or cultural relevance.

By contrast, there are **over 30 establishments** in the community that offer 'quick fixes' to obtaining food – fast food restaurants or convenience stores. While these services may provide cheaper and more efficient options for a meal, they are no replacement for fresh groceries.

Expanding access to healthy and affordable food in the Northwest will not only improve health outcomes, but can also create jobs, foster economic growth, and provide opportunities for community engagement.

While residents are proud of the unique cultural diversity that characterizes the Northwest, gentrification and displacement remain top concerns as Salt Lake City grows. The neighborhood is made up of families particularly vulnerable to displacement, such as resettled refugees, young families, and those with limited English proficiency.

The city is mindful of the urgent need to support existing residents while providing opportunities for growth and a variety of housing stock for newcomers. Striking this balance is key to avoid driving up living costs that lead to housing insecurity.

The Northwest community has the city's highest share of residents without health insurance. This may be due to several factors, including informal employment without healthcare, the high cost of premiums and out-of-pocket expenses, immigration status, limited access to information, or other enrollment barriers.

No matter the reason, the high numbers of uninsured individuals in the community is alarming and highlights the discrepancy in access to healthcare services. Even if an individual is insured, there are few health clinics and no hospitals or emergency services within the Northwest Community.

Salt Lake City will explore innovative solutions to bring essential services to the community, addressing both physical and institutional barriers.

INITIATIVES

1. *Partner with established and trusted non-profit organizations in the area, such as Wasatch Community Gardens, to improve fresh food access.*
2. *Support improving the existing grocery stores in the community.*
3. *Bring a local farmer's market to the Northwest, prioritizing vendors who accept SNAP (Supplemental Nutrition Assistance Program) and other subsidies benefiting low-income families.*
4. *Support programs to improve access to healthcare for uninsured individuals.*
5. *Consider including medical care facilities in city-funded projects.*

6 *Support models for mobile or pop-up clinics that can bring essential preventative and basic care directly to Northwest residents.*

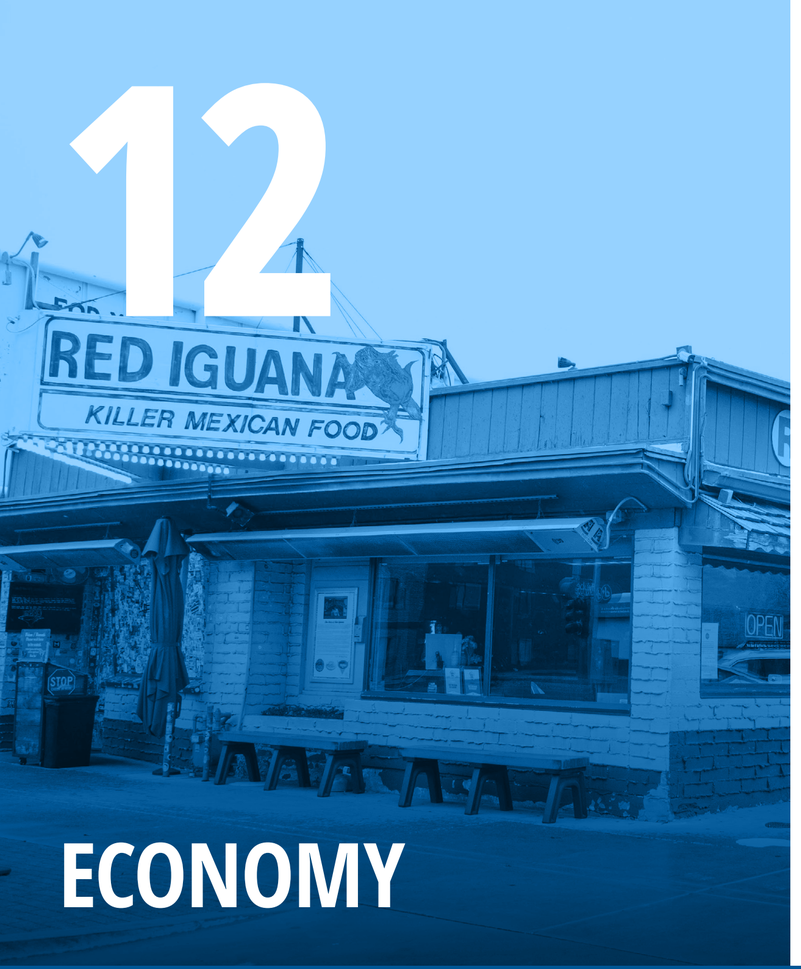
7 *Work with local schools to provide increased language support and resources for students and parents who speak a native language other than English.*

8 *Implement measures outlined in 'Thriving in Place' to mitigate displacement of current residents that might historically occur through new development or the rising cost of housing*

9 *Increase accessibility by increasing ADA compliant housing and mobility options.*

FOOD ACCESS

The average distance from a household to the nearest grocery store is just over half a mile, while the average distance to the next fast food or convenience store is about half that distance, at **0.26 miles**.



12 ECONOMY

GUIDING PRINCIPLE

A local economy that fosters entrepreneurship, supports small businesses, and promotes lively neighborhood commercial nodes.

2040 TARGETS

1. *Adopt zoning policies that promote the growth of small-scale neighborhood retail.*
2. *Provide financial subsidies for businesses that can fill gaps in existing retail offerings.*
3. *Continue to support Economic Development's efforts as outlined in the North Temple Economic Action Plan.*

As the business, financial, and cultural capital of Utah, Salt Lake City has experienced vast economic growth and success.

However, a majority of that growth has occurred in neighborhoods that lie east of I-15, leaving westside neighborhoods with limited access to retail, commercial amenities and services, and jobs. Many Northwest residents travel to neighborhoods outside of their own for work and to access daily needs.

Through a rigorous public engagement process, the planning team learned that residents of the Northwest have a vision for a local economy that:

- Offers more diversity in the types of retail and commercial amenities.
- Prioritizes supporting small businesses and entrepreneurship over large chains.
- Provides safe and attractive amenities for youth and teens.
- Supports commercial uses that help create more walkable areas near housing.
- Celebrates the cultural diversity of the community.
- Dispels the reputation of the Northwest as an 'unsafe' area.
- Welcomes visitors coming in from the airport as a vibrant gateway to Salt Lake City.

Northwest residents recognize that neighborhood and local businesses play an important role in making and creating a unique community identity. While there are some small businesses that have thrived, historically very few areas have even allowed commercial uses, which has stifled opportunities for entrepreneurship and retail development. More land within the community needs to allow commercial uses to address the communities needs.

By implementing zoning policies that encourage retail and allow more mixed-use development, Salt Lake City is committed to supporting the organic growth of walkable, neighborhood retail that can foster a safe and engaging pedestrian realm.

INITIATIVES

1 *Support zoning amendments to integrate small-scale commercial and mixed-use zoning along intersections and corridors in established neighborhoods to provide essential services and to remove unnecessary or outdated zoning regulations that are barriers to small businesses.*

2 *Implement design and branding strategies to establish commercial nodes with a strong sense of identify and community.*

3 *Explore allowing Accessory Commercial Uses.*

4 *Allow previous commercial buildings in residential-zoned neighborhoods to re-establish commercial/retail use.*

5 *Utilize Neighborhood Business Improvement Program (NBIP) aka Facade Grants.*

6 *Partner with local community-based organizations, small businesses and resident focus groups to develop branding ideas for commercial nodes that reflect the cultural and community identity of the Northwest.*

7 *Ensure zoning regulations result in pedestrian friendly spaces and amenities that facilitate social interaction.*

8 *Incorporate public art, sculptures, murals, or installations that reflect the community's history, culture, and values into near business corridors.*

DRAFT

9 *Support the existence and expansion of agricultural tourism opportunities.*

10 *Facilitate the creation of a North Temple Development Task Force to keep property and business owners updated on current development and potential interruptions in service and access.*

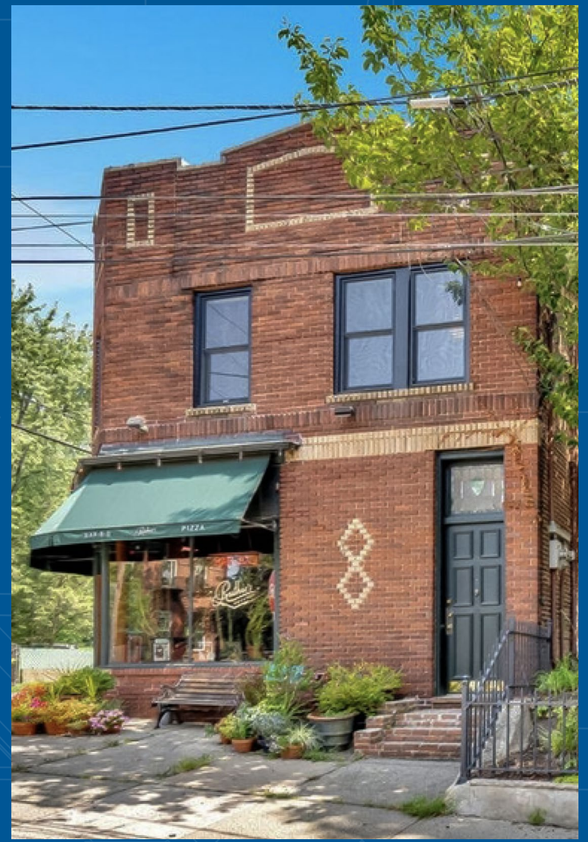
11 *Consider the creation of a special assessment area in the North Temple District to finance infrastructure improvements and provide on-going services such as economic promotion activities and additional security.*

12 *Support the Community Reinvestment Agency in operating a retail sub-leasing program in the North Temple area in which Salt Lake City would enter into long-term lease agreements of vacant ground-floor retail spaces and find eligible local retail businesses to fill the spaces.*

ACCESSORY COMMERCIAL USES

In order to encourage businesses within the Northwest Area, the city should explore allowing Accessory Commercial Units or ACUs. These commercial uses would be limited in size and scope in order to retain the residential character of the neighborhood.

Examples could include home bakeries, bike repair shops, barbershops, or similar low-impact businesses.



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SUCCESS STORY

CULTURE COFFEE

Culture Coffee boasts being the first standalone brick-and-mortar coffee shop on SLC's west side. It opened in early **2024** as an expansion of the Salt Lake Barber Company, which has the same owner and now operates out of the same building.

Salt Lake Barber Company and Culture Coffee were awarded funding from the Housing Stability Division **Neighborhood Business Improvement Program (NBIP)**, a.k.a. the Façade Grant, which allowed the owners to enhance the exterior by installing RGB color changing signs for both businesses, painting the building, adding down lighting, installing a window and door to the patio, and creating a concrete pad for bike racks. The shop intentionally celebrates and highlights the diversity of west side with the menu, unique decor, and local art.

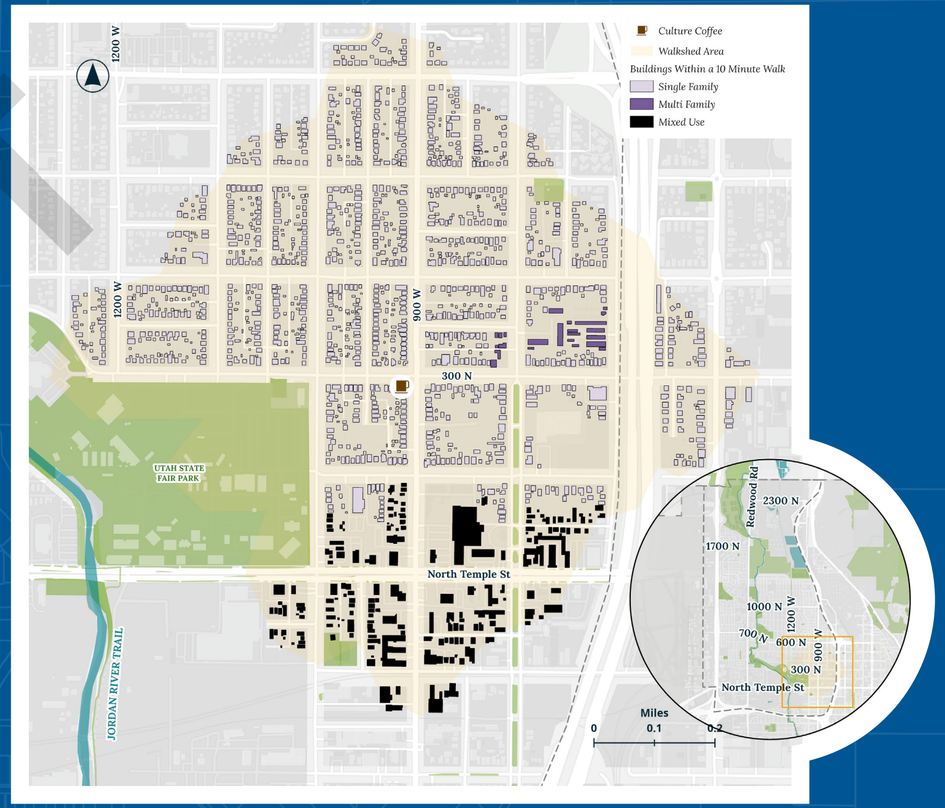
The ownership and management team proudly identify as Latino, Black and Pacific Islander, and thus made sure each of their cultures and backgrounds were represented in the design and operation of the space. Culture Coffee has become a popular gathering space for west side residents. It's unique location in an existing single-family neighborhood on the corner of two main corridors makes it very walkable: within a **10-minute walk** of **over 1500 households**.

The success of Culture Coffee is unique and difficult to replicate under current zoning regulations, however. The shop sits in a strictly residential zoning district that does not allow commercial uses. It was only allowed to operate as a business through a special exception granted by the city.

Many would-be small business owners could also thrive in this community but are deterred by long bureaucratic processes and strict barriers to opening a business in a non-commercial zone. Revising zoning standards to allow small-scale retail compatible alongside existing homes could open the door to neighborhoods that foster innovation, entrepreneurship, walkability, and livability.

LESSONS LEARNED FROM CULTURE COFFEE

- *Proximity to housing – not in a strip mall or commercial zone – walkable and bikeable.*
- *Knowing their audience and catering to interests and culture of the west side.*
- *Creating a 'third space' where people can gather with friends and neighbors.*
- *Use of city-funded grants meant to support and encourage small businesses.*



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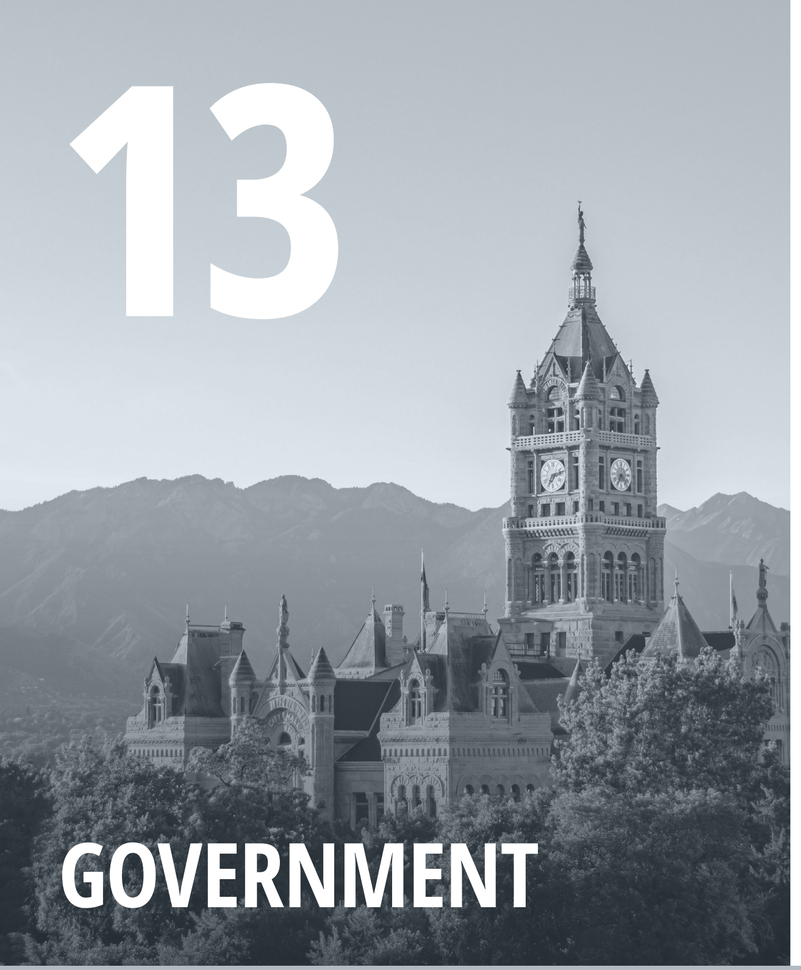


13 GOVERNMENT

GUIDING PRINCIPLE

A local government that is collaborative, responsive, and equitable.

2040 TARGETS

1. *Increase number of residents participating in government process.*
2. *More equitable responses to zoning enforcement and city maintenance.*

Salt Lake City recognizes that strong civic engagement and inclusive governance are foundational to a healthy, thriving city.

While avenues for public involvement do exist, barriers and challenges, such as language access, limited awareness, and uneven participation across neighborhoods and demographics, prevent many residents from fully engaging in local decision-making.

This plan outlines **2040 targets and initiatives** aimed at strengthening public participation, improving transparency, and ensuring all community members can take part in shaping their community.

The targets include increasing public participation, making sure any individual or group from the public feels welcome in civic processes, and ensuring a more equitable response to zoning enforcement and city maintenance.

To meet these goals, initiatives focus on both direct engagement and systemic improvements. These include increasing the percentage of residents involved in neighborhood watch or community safety programs and boosting engagement. These tools help build trust and increase visibility of public opportunities. Translated materials and accessible interpreters for non-English speakers during public hearings ensure a more inclusive public process.

By strategizing engagement tools, digital services, and equity-focused practices, this plan ensures that local government works for all residents, and that every voice has the opportunity to be heard in shaping the community's future.

INITIATIVES

1. *Utilize online engagement tools.*
2. *Provide opportunities for non-English speakers to participate in public processes and meetings with provided translator.*
3. *Consider modifying the timing, location, and types of public meetings that seek public input to ensure there are opportunities to participate at their convenience and on their schedules.*
4. *Translate public facing materials.*
5. *Support an equitable percentage of capital fund spending in underserved or historically excluded areas.*
6. *Track zoning enforcement to ensure it is equitable across the city.*
7. *Increase partnerships with schools, libraries, and learning institutions to increase civic knowledge on citywide issues and solutions.*
8. *Increase access to public employees and elected officials by more participation in local events.*

DRAFT

14

WATER SMART UTAH

GUIDING PRINCIPLE

The Northwest Community should conserve water-use in order to ensure sustainable water levels for future generations.

2040 TARGETS

1. *Update water supply and demand plans every five years to maintain an understanding of the effect current development has on water demand and water infrastructure needs.*
2. *Update zoning regulations to reduce the amount of water demand and per capita water use for future development.*
3. *Promote sustainable landscaping practices to reduce outdoor water use and stormwater runoff.*

DRAFT

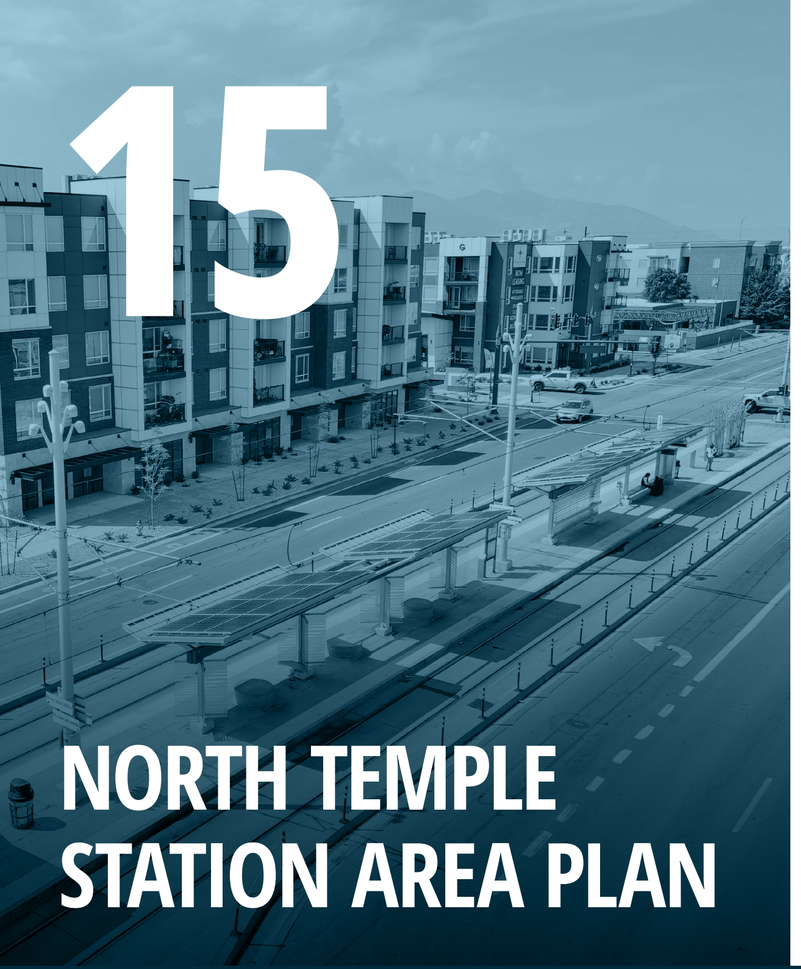
Salt Lake City is dedicated to conserving water for future generations.

This requires action on a citywide and individual level. This includes being mindful about future development, zoning, and land uses that are water intensive or wasteful. single-family housing is the largest water user of any singular use in the city, the majority of which is used for outdoor landscaping.

Reducing lawn sizes, using water-wise landscaping, and water efficient irrigation techniques would heavily contribute to decreasing water use in this area.

INITIATIVES

1. *Support decreased lot size and configuration standards.*
2. *Allow increased density where appropriate in order to maximize development and water efficiency.*
3. *Support Community programs, policies, and regulations that can reduce water use.*
4. *Consider prohibiting land uses that consume large amounts of water.*
5. *Consider incentives for new and existing developments to utilize low-water demand landscaping and fixtures.*
6. *When needed, require new development to contribute water to increase the supply of water.*
7. *Water wise landscaping that limits the use of high-water consuming turf and prohibits turf on steeper slopes, in small, landscaped areas, and in park strips.*
8. *Prioritize the maintenance, watering, and planting of trees.*
9. *Reduce the amount of water used to irrigate park strips within city rights of way through elimination of overwatering and water waste.*
10. *Promote the maintenance and update of irrigation systems to reduce water waste.*
11. *Establish regulations that reduce storm water runoff, including appropriate grading, landscaping, and limits on impervious surfaces.*
12. *Support actions that can reduce the city's use of water at city facilities and in city operations.*
13. *Reduce areas planted in high water using turfs that are non-functional activity areas.*
14. *Continue to invest in upgrades to the city's water infrastructure to reduce water loss from aging or leaking pipes, including irrigation systems at city facilities.*
15. *Continue investing in upgrades to the city's stormwater infrastructure, including rivers and streams, to support more water flowing to the Great Salt Lake.*
16. *Implement water saving techniques at Rose Park Golf Course.*
17. *Implement green infrastructure along the Jordan River.*



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NORTH TEMPLE STATION AREA PLAN

VISION

The North Temple Station Area Plan guides the future growth of the area surrounding four stations along the North Temple Corridor from 700 W to 1950 W in Salt Lake City. By incorporating mixed-use development, fostering more pedestrian safety and connectivity, the plan will enable the population to easily walk, bike, live, play, work, and access transit in a safe environment to meet their daily needs.

The North Temple station areas are the primary location of growth in the Northwest Community that will:

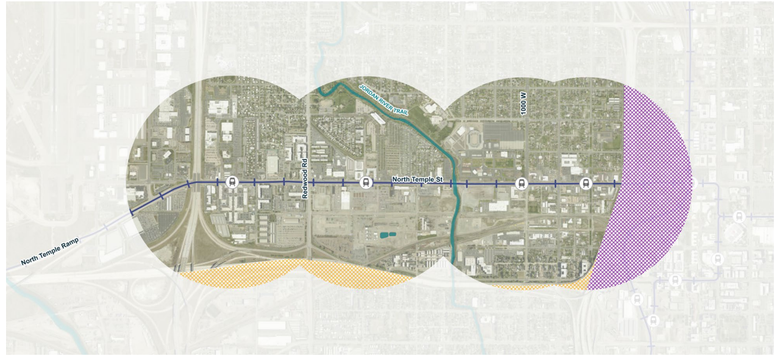
- Provide areas for a mix of housing types, with the densest housing closer to the stations and a mix of housing types throughout the station area that focuses on ownership opportunities;
- Improve the sidewalks, trails, bike paths, and streets so people are safe and comfortable while traveling throughout the station area and into the surrounding neighborhoods;
- Connected public spaces that give people a reason to visit the parks, use the trails, and support the local businesses;
- Improve the Jordan River by activating key stretches of the river, provides appropriate wildlife habitat, and encourages the use of the river as a recreational asset;
- Supports existing local businesses and promotes more entrepreneurship;
- Balances the needs of regional attractions within the community and the current and future residents, businesses, and institutional uses; and
- Supports the diversity and cultural identities of the community.

NORTH TEMPLE TRAX STATIONS

The North Temple Station Area Plan includes a ½ mile radius of each UTA TRAX Green Line Station.

Trax Stations within the Area Boundaries:

1. **Jackson/Euclid Station:**
   Located at 820 W North Temple St.
2. **Fairpark Station:**
   Located at 1150 W North Temple St
3. **Power Station:**
   Located at 1480 W North Temple St.
4. **1940 West Station:**
   Located at 1940 W North Temple St.



Rail Lines | RailStops | Downtown Plan | West Salt Lake Plan

North Temple Station Area Boundaries

Jackson / Euclid TRAX Station

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OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

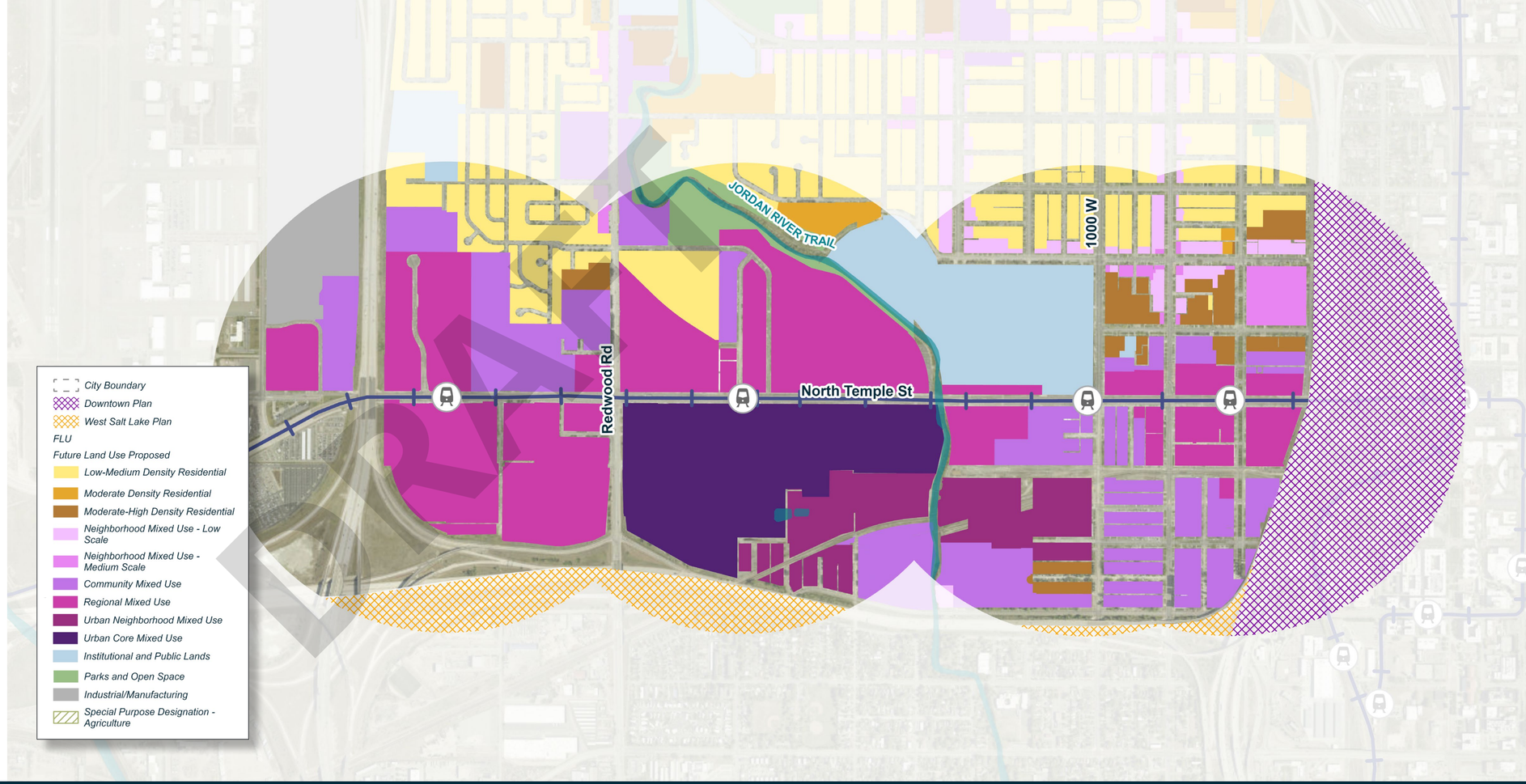
The North Temple Station Areas have a number of opportunities that can be leveraged to help achieve the objectives of the plan.

EXISTING MIXED-USE ZONING

Salt Lake City adopted all new mixed-use zoning districts in 2025. One of the goals of the project was to address areas that the prior zoning was not delivering desired outcomes. The mixed-use zoning districts allow a greater variety of residential and commercial building types within the SAP boundary.

The MU-8 mixed-use zoning district is mapped along North Temple. This specific district establishes a high threshold of design standards and requires inclusion of enhanced active commercial uses.

The mixed-use zones enable new housing to be accessible to all income levels and households by having specific standards for each housing type, removing regulations that tend to increase the cost of housing or that make more affordable housing types unfeasible to build, and promoting more affordability through the use of zoning incentives. The zoning incentives complement the taxpayer dollars invested in affordable housing.



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NORTH TEMPLE URBAN RENEWAL PROJECT AREA

The Community Redevelopment Agency North Temple Urban Renewal Project Area includes new development outside the Power District in TIF accumulation.

Any additional TIF funding collected will aid the CRA with successfully implementing economic strategies along North Temple.

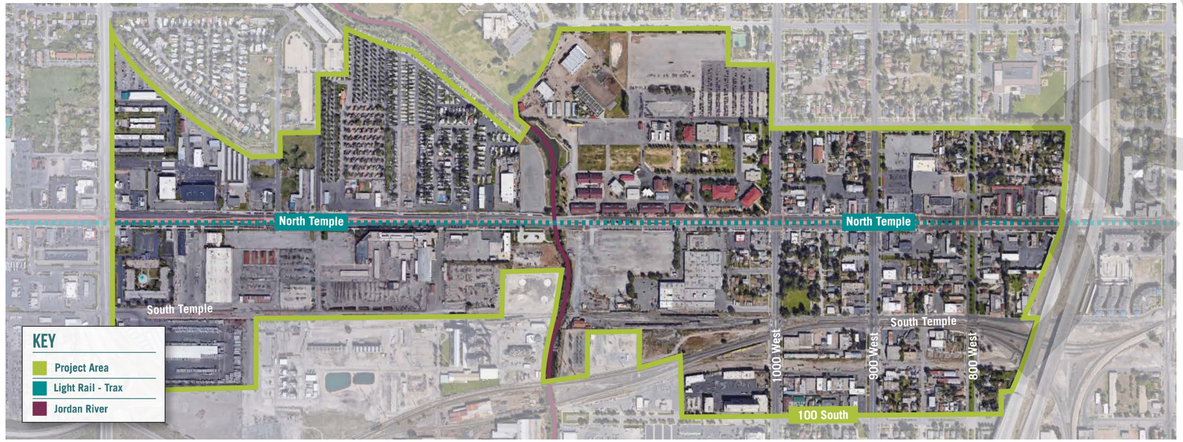
PUBLIC INVESTMENT

Significant taxpayer dollars have been invested into the station areas, beginning with funding the construction of the light rail line and continuing with the more recent investments into the Utah State Fairpark, the bridge along the Jordan River Parkway Trail over the railroad tracks, the construction of the Folsom Trail, and improvements to Madsen Park. Ongoing public investment is necessary to ensure the plan is implemented.

PRIVATE INVESTMENT

The station area has seen significant private investment recently in the form of new development. This has provided more housing opportunities in the area. Some commercial property owners have made significant investment, expanding their businesses, hiring more employees, and providing daily needs or amenities to residents and visitors.

However, the increase in housing has mostly replaced commercial land uses along North Temple.



North Temple Urban Renewal Project Area

CONSTRAINTS

STATE-OWNED LAND

Approximately 7% of the property within the SAP boundaries is owned by the state. State owned property is exempt from city zoning regulations.

The city has virtually no influence on how state-owned land is developed and whether the goals and objectives of this SAP will be met.

ROAD WIDTH

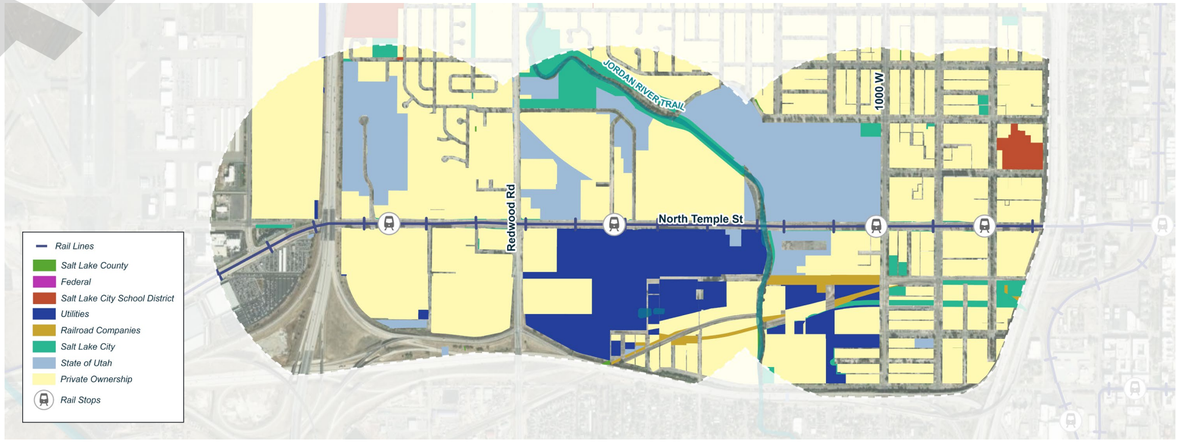
Redwood Road is nearly 150 feet wide at the North Temple intersection and creates a significant barrier for pedestrians and cyclists due to its width, volume, and speed of traffic. Redwood Road essentially segments the corridor and significantly reduces the ability of the land west of Redwood Road to benefit from the land uses east of Redwood Road. This results in the 1940 W North Temple Station Area having to be nearly self-sufficient, which is unlikely given the small amount of land that has not been recently developed and the proximity of I-80 and I-215.

PUBLIC SAFETY

Public safety was one of the biggest concerns raised by the public for the corridor. The success of the station area plan is fully dependent on the corridor being safe.

The current Administration is actively addressing public safety with the implementation of the Public Safety Plan which includes the North Temple Corridor.

The efforts must continue to ensure that people are safe when living, working, recreating and visiting the station areas.



North Temple Land Ownership

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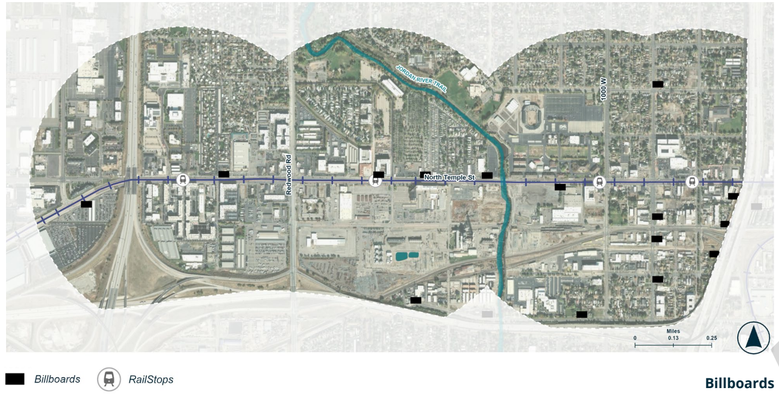
BILLBOARDS

There are currently eight billboards within the SAP boundaries, primarily along North Temple. Billboards are uniquely constraining due to their cumbersome lease agreements, as well as any associated viewshed easement.

Many viewshed easements limit abutting development potential so that views to the advertisement are protected. All of the existing billboards impact development opportunities for abutting properties.



Billboards

LACK OF CONNECTIVITY

The station areas between 1000 West and Redwood Road lack a street network that connects with the neighborhoods to the north and south and through the station area.

The only existing public streets on the south side of North Temple Street between 1000 West and Redwood that connects to other public streets is 200 South. There are no streets that connect between 200 South and North Temple. I-80 blocks most connections to the neighborhoods to the south.

On the north side of North Temple in this area, there are a total of three public streets: 1460 West, Cornell St, and North Star Drive.

The three streets converge approximately 1,500 feet north of North Temple and North Star Drive extends to Redwood Road. There are no streets that cross the Jordan River to connect to the neighborhoods to the north.

There are several access points to the Jordan River through this area: one where the Jordan River crosses under North Temple, and at Cottonwood Park.

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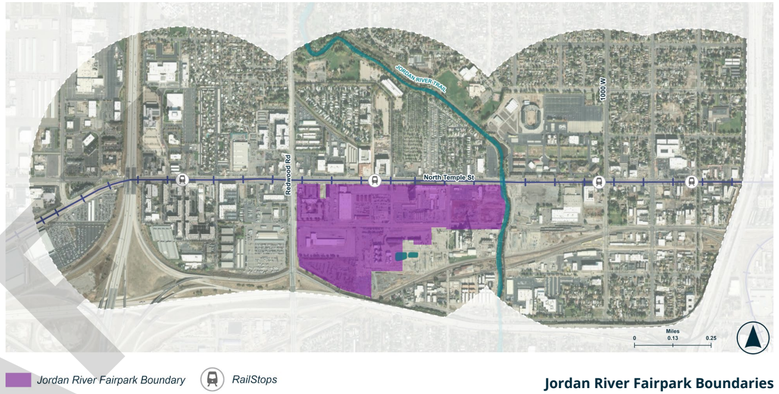


Jordan River Fairpark Boundaries

JORDAN RIVER FAIRPARK DISTRICT

In 2024, State of Utah approved the Utah Fairpark Area Investment and Restoration District Act (UFAIR Act). The UFAIR was created to provide economic benefits and facilitate the redevelopment of the 93 acres, generally located between 1000 West and Redwood Road 300 North and I-80. In response to the UFAIR Act, Salt Lake City adopted a zoning map and text amendment to implement the Jordan River Fairpark Zoning District. The JRF district enables the construction of an MLB stadium, as well as land uses and density desired by the current owners of the property. This does create opportunities within the station area; however, the land is not subject to the city's land use plans and therefore also creates some unique challenges. To help promote the opportunities and address the challenges, the city entered into a development agreement (DA) with the property owner. The redevelopment of the site presents the opportunity to create new connections between 200 South and North Temple.

While the JRF zoning district permits high-density mixed-use development, it is not subject to city tax collection, adopted city plans and policy, as well as many city regulations. Additionally, the creation of UFAIR and JRF reduced the land area and boundary of the Community Reinvestment Agency (CRA) North Temple Urban Renewal Project Area by 48%. The size reduction and removal of land is a challenge to the North Temple Station Area Plan because tax increment financing (TIF) is an effective tool used to revitalize and improve the land along the North Temple corridor. That tool is now at the discretion of the UFAIR Board, with limited city input.

To reflect the Northwest Community's needs and values, Salt Lake City has approved zoning and development regulations. One action being the DA with LHM, the UFAIR board, and Salt Lake City created for the Power District. The DA is an opportunity for affordable housing options that support diverse families, expand public open spaces that ensure access to the Jordan River, and infrastructure to improve connectivity and mobility. If developed intentionally, The Rocky Mountain Power site redevelopment, supported by the Larry H. Miller Company and the U-FAIR Board, can generate high-density mixed-use development that contributes to economic revitalization, new employment opportunities, and better utilization of public transit infrastructure.

The JRF District will generate economic development and increase employment opportunities not only along the North Temple corridor, but in the city and statewide. The Power Station and Fairpark Station area radiuses will benefit from the anticipated development by private and state-owned land.

FUTURE LAND USE AND DEVELOPMENT

OBJECTIVES

1. *Create opportunities for mixed-use development within the station areas.*
2. *Allow for higher densities on land closest to the transit stations with decreasing densities further from the stations.*
3. *Support the development of the Rocky Mountain Power Site as indicated in the development agreement between the city and the property owner.*
4. *Analyze zoning to identify and remove outdated and ineffective regulations.*
5. *Promote home ownership within the station areas by allowing a variety of housing types.*

Salt Lake City first introduced station area plans to the North Temple Corridor in 2010. The first station area plans were successful at creating new housing but were not as successful in achieving some of the other goals of the plan. With the city updating the Northwest Community Plan, it created an opportunity to improve the station area plans for the corridor. The city has long promoted housing near transit, dating back to the early streetcar days.

The future land use map for the Northwest plan identifies 3.63% of the land within the station area as Regional Mixed-Use. This designation supports densities in excess of 60 dwelling units per acre. The future land use map also includes 7.97% of the land as Community Mixed-Use, which supports densities between 40 and 60 dwelling units per acre.

Additionally, it's important to note that the JRF district is designated as Urban Core Mixed-Use which supports similar densities and scale as our Urban Core in Downtown.

There is a total of 5,383 dwellings within the existing station areas. Most of this has been built in the last 10 years. It is anticipated that the station area can support at least double the number of existing dwellings. The redevelopment of the Rocky Mountain Power property is anticipated by the developers to add about 5,000 dwellings in the next 20 or so years. The land use objectives within the station area include implementing other, citywide policies related to land use, including Plan Salt Lake, Housing SLC, Thriving in Place and the Northwest Plan, which the station areas are a part of.

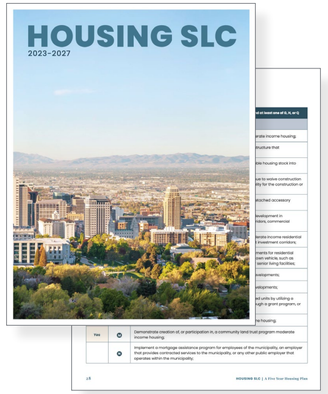
Plan Salt Lake is the citywide vision that guides the future goals of the city and identifies key principles of sustainable growth and development:

- Placemaking
- Diverse mix of uses
- Connectivity and circulation
- Density
- Compatibility
- Maximize public investment
- Responsive and resilient infrastructure
- Green building

These concepts all align with this objective. Considering placemaking within new development and public projects ensures that people have a reason to visit places within the station area. Providing a mix of uses supports people visiting the station area have access to services that they need and amenities that they desire. Ensuring the places and mix of uses are connected makes them more likely to travel by means other than a vehicle.

Density provides a built customer base for many businesses, puts more people in parks and using trails, and puts more eyes on public spaces making them safer. Compatibility builds community trust for the buildings and development process. Maximizing public investment means as many people as possible benefit from taxpayer dollars being spent on infrastructure, community amenities, and public safety.

Resilient infrastructure ensures that infrastructure is designed and constructed for future populations and is responsive to growth and the impacts that growth brings. Green building ensures that our natural resources are used responsibly, whether it is through water conservation, energy consumption, building longevity, or storm water management.



HOUSING SLC

An existing Salt Lake City plan applied to the North Temple Station Area Plan is Housing SLC. The Housing SLC plan is 5-year housing plan adopted in 2023 to fulfill the Utah State Moderate Income Housing Plan ("MIHP"). It is intended to promote a city where housing is attainable and affordable, tenants are protected, and reverse historic patterns of segregation and discrimination, a mission that aligns with the North Temple Station Area Plan vision. The MIHP required Salt Lake City to select at least five strategies.

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The identified listed strategies include:

- Aims to make housing costs manageable for residents earning up to 80% AMI.
- Expand the supply of housing including moderate income households.
- Encourage a mix of housing types such as single-family homes, apartments, and more.
- Emphasized collaboration with residents, stakeholders, and leaders for effectiveness.

The strategies listed above are actions that also apply to the North Temple Station Area Plan. Although these are good strategies to address housing affordability, it is also important to acknowledge constraints.

Some constraints relevant to the North Temple Station Area Plan are:

- Salt Lake City is prevented from enacting mandatory inclusionary zoning (IZ) by Utah State Code. Though Salt Lake City can enter voluntary agreements and encourage affordable units to developers, IZ is a policy tool that would've required affordable units into new developments.
- The current housing affordability crisis is larger than Salt Lake City; the crisis won't end completely even with these strategies.
- Deed restrictions require housing units to remain affordable for a set duration. Once it expires, new agreements must be arranged, and this can be expensive to maintain which can limit long term housing affordability
- Historic redlining practices that discriminatorily impacted land values in the area within the North Temple Station Area Plan. Although redlining was banned in 1968 with the Fair Housing Act, its results still live on. Less home ownership opportunities are one of the redlining results as it was harder for people to get mortgages to buy and improve houses, which has affected intergenerational wealth. Salt Lake City aims to address the history of redlining and accounts for future development in hopes of bringing amenities to the community within the North Temple Station Area Plan rather than pushing people out.

It is important to recognize that addressing the housing crisis effectively means collaborating with all Salt Lake City Departments, residents, community, developers, and other stakeholders.

THRIVING IN PLACE

Thriving in Place is an adopted anti-gentrification plan that addresses displacement factors and long-term solutions that can help residents and communities remain in place, especially for lower income renters. It also defines actions and structures to support collaboration, implementation, and monitor success to meet the needs of the most vulnerable communities.

Guiding Principles of Thriving in Place that align with the North Temple Station Area vision:

- Collaborate with partners to ensure intentional solutions
- Increase affordable housing while minimizing displacement
- Create rental and ownership opportunities

AFFORDABLE HOUSING INCENTIVES (AHI)

AHI was an action strategy implemented by the Thriving in Place Plan. Although AHI do not require developers to utilize the incentive or include any affordable units, if used, it does give developers additional development capacity benefits with included affordable units.

Through AHI Implementation and utilizing Thriving in Place values as a strategy, the North Temple Station Area Plan hopes to encourage new housing development that includes affordable units and housing levels that are available to all current and future residents.

More recently, the city has continued to promote housing near transit stations through the following actions:

- Rezoning areas adjacent to light rail stations from lower density, auto oriented commercial zoning to mixed-use zoning, starting with the TC-75 zoning district in the early 2000s, followed by the performance-based TSA zoning districts in the 2010s, and now with the simplified Mixed-Use zoning adopted in 2025.
- Adopting Housing SLC (the city's Moderate Income Housing Plan) and Thriving in Place, with policies aimed at promoting more housing around transit, investing in affordable housing, addressing displacement caused by redevelopment, and establishing action items to support existing and future residents.
- Investing taxpayer dollars into a variety of affordable housing programs, with tens of millions of dollars going towards affordable housing citywide.
- Promoting more housing for households with children.
- Use zoning incentives and financing tools to create more home ownership opportunities within the station areas.

The station area plan for the North Temple corridor emphasize continuing these actions, particularly supporting the implementation of Housing SLC and Thriving in Place. To that end, the following policies and action items should be addressed to implement this objective.

IMPLEMENTATION

1. *Review the MU zoning districts every five years to ensure that the regulations support the development of appropriate housing that fits within the future land use map of the Northwest Plan.*
2. *Monitor the affordable housing incentives and adjust as necessary to ensure the incentives are capable of providing appropriate levels of affordable housing in the area.*
3. *Implement the development agreement for the development of the Rocky Mountain Power site.*
4. *Establish appropriate policies and funding priority for housing developments to include dwellings with enough bedrooms to support families.*
5. *Implement the actions identified in the Salt Lake City Moderate Income Housing Plan.*
6. *Support modifying low density residential zoning districts to support a mix of housing types at a similar scale to what is allowed in the current zones.*
7. *Analyze the effectiveness of development design standards and modify as needed if the standards are not activating key public spaces.*

Metrics allow the success of the station area plan to be measured and monitored. Measuring the success of a plan is necessary to determine if the plan is working.

The following metrics will be used to determine the success of the plan in relation to this objective:

The number of dwellings built in the station area, including the number of affordable dwellings at specified levels of affordability, housing type based on zoning definitions, and the number of dwellings with three or more bedrooms.

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PARKS & OPEN SPACE

OBJECTIVES

1. *Increase the amount of green space within the station area.*
2. *Improve access to public parks and open spaces.*
3. *Address public safety concerns within the station areas and incorporate CPTED principles into the design of public spaces.*
4. *Use green infrastructure such as shade trees to support environmental quality and public health.*

The North Temple Station Area Plan aims to support sustainable environmental practices that reduce vehicle reliance, improve air quality, enhance public safety, and promote green, accessible open spaces that benefit both the community and environment.

Salt Lake City voters passed an open space bond in 2023, which is being used to update and improve Madsen Park, Cottonwood Park, and the Jordan River Parkway Trail, which are all located in the transit station areas.

The development agreement with the owner of the Power District development includes weaving open space throughout the development.

The Folsom Trail, which intends to connect the Jordan River Parkway Trail with Downtown Salt Lake City, has been constructed between 1000 West and 500 West. A future phase includes extending it to the Jordan River Parkway Trail. The trail runs along a former rail line, which has been acquired by the city. The Folsom corridor provides another opportunity to create parks and open space in the station area.

EMERALD RIBBON ACTION PLAN

The Emerald Ribbon Action Plan, a plan aimed to restore and enhance natural habitats, create more welcoming and activated spaces, and foster places for community along the Jordan River. With values revolving around nature, culture, connectivity, and care, the Emerald Ribbon Action Plan identified Fairpark as a project area that offers an opportunity to center the community's priorities with active uses and vibrant public spaces while ensuring the Jordan River's ecological health is considered.

In the "Center Nature and Active Public Space in Fairpark" project, Salt Lake City will work with the Power District developers and the Fairpark community to improve the Jordan River experience as the area continues to grow. The Power District and

Fairpark have a significant portion of the Jordan River corridor with new development, which offers the opportunity to center the community's priorities with active uses and more vibrant communities while also ensuring public river use. Currently, the Jordan River runs through a highly industrial area and is viewed as undesirable. This portion of the trail becomes confusing at the North Temple Street TRAX station area, which is where one of the few deadly pedestrians involved accidents occurred.

The plan focuses on making the area safe and connective for trail users, businesses, and future residents as they have the potential to become hubs for community events, recreation, and nature education for the river.

With this plan, actions such as connecting open spaces, prioritizing recreational health and wellness for all ages, preserving, and improving biodiversity will be supported in the area radius around each North Temple TRAX station with the SAP.

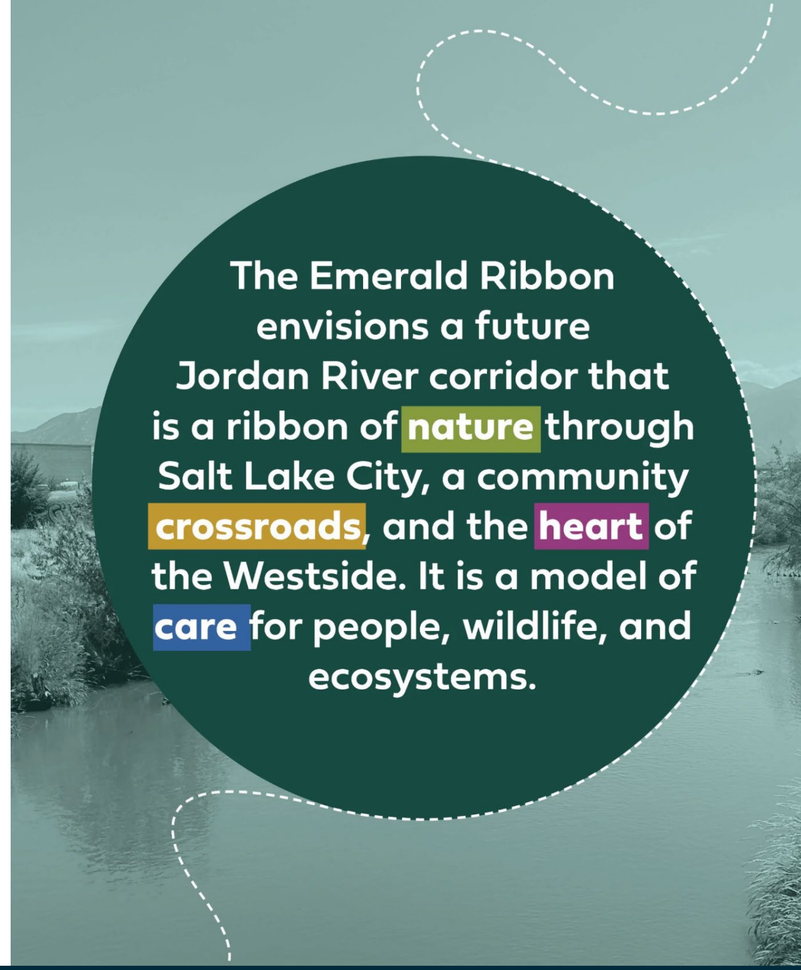
IMPLEMENTATION

These concepts can be implemented within the station area by achieving the following goals and actions.

1. *Complete the updates to the parks identified in the parks and open space bond approved by voters in 2023.*
2. *Finish the Folsom Corridor by extending the trail to the Jordan River and creating parks and open space along the corridor.*
3. *Implement the recommendations identified in Reimagine Nature and the Emerald Ribbon Plan.*
4. *Implement the recommendations of the Water Element of Plan Salt Lake throughout the station area to promote water conservation and reduce water consumption.*

METRIC

- *Amount of taxpayer dollars invested into parks and open spaces*
- *A net increase of green space within the station areas.*



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ACCESS TO OPPORTUNITY

OBJECTIVES

1. *Enabling employment and educational opportunities*
2. *Improving the connections between housing, transit, employment, education, recreation, and commerce*
3. *Leverage retail areas to maximize social interaction, economic activity, and community.*
4. *Support the Transportation Division's identified improvements for the Power District.*

The North Temple Station Area plan aims to ensure that all residents have equitable access to jobs, education, commerce, and recreation within each station area radius.

The neighborhoods along and near North Temple need better access to opportunity. This can be through appropriate zoning that promotes mixed-use development and provides places for people to live as well as places for people to start a business. Without supportive zoning, opportunity is limited. In 2025, Salt Lake City adopted new mixed-use zoning districts that vary in scale and focus on how buildings address public spaces. These zones have been applied to the station area with the intent of focusing ground floor commercial space on the major streets, particularly at intersections, while promoting housing above and on the smaller streets that connect to the major streets.

Access to opportunity is reduced if people who live, work, or visit the station areas do not feel safe. Public safety and homelessness continue to be major concerns along the North Temple corridor, as highlighted in responses from the Northwest Community Survey. Many community members feel that Salt Lake City is not doing enough to ensure residents and visitors feel safe in the area.

To address these concerns, Salt Lake City started implementing a Public Safety Plan for the area, a strategic initiative identifying gaps in inadequate support services and public safety challenges. The plan outlines 27 actions Salt Lake City will undertake and 23 recommendations for external partners. Several of these actions directly relate to the North Temple corridor. **Including efforts to:**

- Improve community prevention and law enforcement collaboration.
- Expand outreach through the Community Connections Team (CCT) of highly trained detectives and licensed clinical social workers, which provides support during planned operations and homeless response calls while emphasizing emergency shelter, receiving center and treatment access, and reducing cycling in and out of shelters.
- Strengthen Diversified Response Teams of social workers, park rangers, and community responders that resolve issues within the Police or Fire department.
- Coordinate focused engagement with unsheltered individuals to connect them with services and treatments.

These actions are currently in progress and represent Salt Lake City's commitment to improving public safety while addressing causes of homelessness including within North Temple.

Continued efforts will be required to ensure the area remains safe in the future. The goals of the Station Area Plan, and the Northwest Plan, will be difficult to achieve.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED is a crime prevention theory focused on tactical design and the effective use of the built environment. When applied, CPTED can reduce both crime and fear of crime.

In the North Temple Station Area Plan, CPTED will be used as a strategy to enhance safety and minimize the opportunities for crime to be committed along the station areas. Below are the four principles of CPTED:

- **Natural Surveillance:** Designing spaces to maximize visibility so that potential offenders are seen and deterred by the risk of being observed.
- **Natural Access Control:** Using features like landscaping, fences, and lighting to guide people's movements prevent unauthorized access to areas.
- **Territorial Reinforcement:** Clearly defining property lines and distinguishing between public and private spaces to create a sense of ownership and control.
- **Management & Maintenance:** Regularly repairing broken fixtures, trimming vegetation, and removing graffiti signals to discourage criminal activity.
- **Activity Support:** Designing spaces to encourage legitimate use by residents, employees, and customers, thereby increasing the presence of legitimate users and reducing opportunities for crime.

With CPTED principles, this strategy can reduce criminal opportunity while supporting the North Temple community safety concerns.

ACCESSIBLE AND AFFORDABLE HOUSING

Accessible and affordable housing is a key component of opportunity. If housing is too expensive or there is not enough housing available, households have fewer resources or are priced out of the neighborhoods. The station areas have seen an increase in affordable housing in the last ten years, with 27% of rental units priced below $1,000 per month, compared to only 19% citywide, providing more affordable options for lower-income renters.

However, a severe shortage of deeply affordable housing and permanent housing remains, along with stabilizing cost burdened renters. Households specifically in the Northwest Community spend about 40% of their income on mortgage compared to 31.6% citywide, which exceeds the recommendation of 30%. This makes Northwest Community homeowners "cost-burdened" and can make them often struggle to afford necessities such as transportation and healthy food. To address this issue, the Salt Lake City Council approved a $5 million investment in deeply affordable housing in June. This funding aims to support the creation of units accessible to the most vulnerable populations and bridge the existing affordability gap.

The goals and actions of station area plans are intertwined. While not repeated in this section, the policies of the other sections of the station area plan to improve access to opportunity.

IMPLEMENTATION

1. *Add CPTED standards to the zoning code.*
2. *Monitor the success of the MU zoning districts in creating commercial space while considering economic forces and adjust as needed.*
3. *Modify zoning to ensure there are more dwellings with three or more bedrooms constructed in the station areas.*
4. *Work with the Salt Lake City School District on the future reuse of Mary Jackson Elementary to ensure the property provides community serving uses.*
5. *Invest in a public safety plan that is sustainable to operate over the long term.*
6. *Incentivize access to health care to the extent possible using zoning tools and city funding dollars.*

METRICS

- *Square feet of commercial space built.*
- *Number of family sized affordable dwellings*
- *Number of CPTED concepts installed*

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TRANSPORTATION

OBJECTIVES

1. *Work with partners to implement transportation improvements associated with the development of the Rocky Mountain Power and Utah State Fairpark site.*
2. *Work towards improving connectivity between the station areas and the surrounding neighborhoods, including overcoming barriers created by the interstates and freight rail lines.*
3. *Improve access for pedestrians and cyclists to the transit stations on North Temple and the bus stops within the area.*
4. *Improve public safety concerns along sidewalks, trails, and bicycle paths.*

Station area plans only work if people can travel within and to the station area safely, conveniently, and affordably.

FUTURE TRANSPORTATION SYSTEM STRATEGIES

Salt Lake City is committed to improving pedestrian connections within all stations in the North Temple Station Area Plan. Currently, the north and southern communities along the North Temple corridor are disconnected but with improvements within the built environment, the pedestrian experience will be enhanced and promote safe connections.

1940 W STATION

Experienced significant housing development with thousands of new dwellings constructed. Although majority of the new dwellings are apartments, the south and east side of the station near Redwood Road has development potential. Future development has the potential to improve environmental conditions that currently separate pedestrians from the west and east areas of Redwood Road along the North Temple Corridor.

POWER STATION

This station will experience intense redevelopment with the construction of the Power District. Proposed improvements for this station are included in a transportation study. Any recommendations and identified improvements by Salt Lake City's Transportation Division will be supported.

FAIRPARK STATION

Opportunities in connecting the North Temple sidewalks to the Fair ground's entrances. Currently, the fairgrounds entrances are a long walking distance that has created an unsafe night environment especially when there is high vehicle traffic after Utah State Fairground events. To enhance pedestrian and car safety, opening entrances along North Temple can make the Utah state fairgrounds have more accessible points, which brings more people to it while enhancing the experience that is currently unappealing.

JACKSON/EUCLID STATION

Fairly developed and most future developments will be infill opportunities. Over the last five to ten years, this station has seen significant housing development but turned over properties that were home to small local businesses. Many of those businesses were ethnically focused and reflected the diverse racial and ethnic character of the Northwest Community. With infill development, there is opportunity to create a walkable street that revitalizes the community character of the area that was neglected in the past.

Within all the stations above, they present a separation between the north and south temple communities as the north temple corridor is divided by the UTA TRAX Green Line stops. Although there are a few crosswalks along the North Temple corridor, these are widely spread out and have become unappealing to the community to walk on.

To improve the pedestrian experience, adding more frequent crosswalks will not only make the north to south more accessible, but also slow down the high-speed vehicle traffic, which has caused deadly crashes in the past. The existing crosswalks should be studied to determine if safety features can be added.

In terms of transportation, connectivity, and mobility, Salt Lake City is implementing strategies that will enhance the pedestrian connectivity and safety-ness along the North Temple corridor within the Station areas.

POWER DISTRICT TRANSPORTATION STUDY

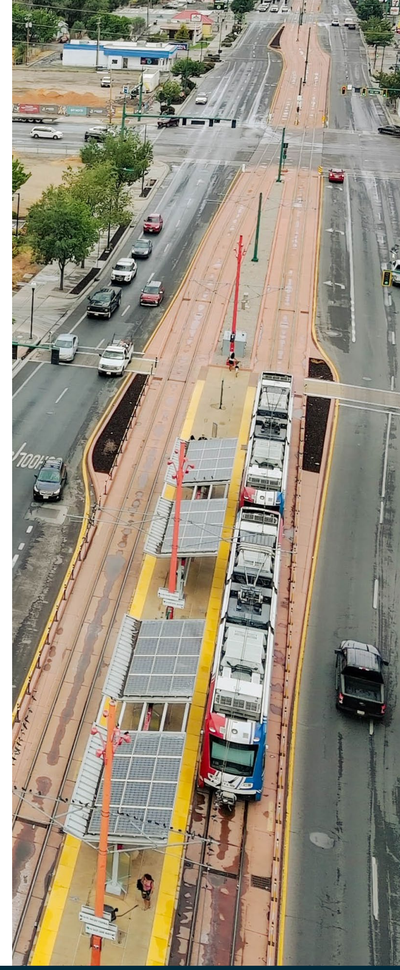
Prioritize the recommendations from Transportation for the Power District Transportation Study and work with other partners to implement the recommendation.

IMPLEMENTATION

1. *Implement the recommendations from the Power District Implementation study by working with partners, identifying funding sources, and prioritizing actions.*
2. *Build pedestrian and bicycle infrastructure improvements recommended in the city's pedestrian and bicycle master plan.*
3. *Continue to work with UTA to improve access to transit within the station areas.*

METRICS (Within the Station Areas)

- *Funding allocated to transportation improvements.*
- *Miles of bicycle paths installed.*
- *Miles of sidewalks improved.*



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FUNDING STRATEGIES

GENERAL OBLIGATION BOND

General Obligation (GO) bonds are a type of municipal bond that relies on an issuing government's credit and taxation ability to fund public improvement projects. GO bonds are voted by City Council and placed on election ballots for the city residents to consider. If GO bonds are approved by voters, property taxes would increase to pay off the bond for a term of 20 years.

HOUSING AND TRANSIT REINVESTMENT ZONE (HTRZ)

The State of Utah established HTRZ to help address Utah's housing crisis. An established HTRZ area allows for municipalities to capture tax increment revenue around certain public transit facilities to facilitate transit-oriented development including: mixed-use, multi-family, and affordable housing development.

FAÇADE IMPROVEMENT PROGRAMS

This type of program is intended to improve storefront, particularly along streets that are intended to be pedestrian-oriented streets. They are typically low interest or grant based. A match from the applicant is often required.

PROPERTY TAX ABATEMENT

Many communities use property tax abatements to incentivize new development or significant renovation. This requires coordination with multiple government agencies. Typically, a project must meet minimum thresholds to qualify, such as investment over a certain amount or creation of a minimum number of jobs that exceed the city's median income. Abatement areas and the process to qualify, review and approve are established by ordinance. These programs run the risk of negatively impacting the city's revenues generated by property taxes and could impact the manner in which property taxes are calculated.

TRANSPORTATION DEVELOPMENT DISTRICTS

A transportation development district is a tool that increases property taxes within a defined area to support transportation improvement projects. Most often, these are used to fund the building of transit lines. They are typically approved by vote of residents living within the defined area. They are often managed by a city department with funding allocations approved by the legislative body.

CRA PROJECT AREA

In 2010, the CRA determined the North Temple Project Area required assistance to revitalize and improve the corridor along North Temple from the westside of Interstate-15 to Redwood Road.

Within the North Temple Project Area plan, the following general standards guide redevelopment:

- Encourage transit-oriented development
- Participate in creating a walkable community
- Create extension of City Creek corridor
- Preserve existing residential neighborhoods and encourage positive connections
- Redevelop the State Fairpark
- Assist in improving environmental conditions along North Temple Boulevard
- Promote sustainable practices
- Design for excellence and cost effectiveness
- Create safe, vibrant, and useful public spaces
- Promote population growth and stability

The North Temple Project Area receives CRA assistance to improve commercial, residential, and institutional uses through tax increment financing (TIF).

The North Temple Project Area was originally adopted to support the North Temple Boulevard Plan, a plan that focused on transit oriented residential development through increased mixed-uses, pedestrian oriented design, commercial, and residential development around the TRAX stations.

Although the North Temple Boulevard Plan was intended to increase commercial development, it has been unsuccessful in that aspect and tax increment collection from commercial uses has been low. Like stated previously, MU will replace TSA zoning.

Examples of Projects created through Tax Increment Funding (TIF):

SPARK MIXED-USE PROJECT

Located at 1490 W North Temple. 152 affordable units, 48 deeply affordable units, a daycare, and ground floor commercial facing North Temple Street

FOLSOM TRAIL (PHASE 1)

- Completion of a 1-mile paved trail along a former rail corridor
- Phase 2 will increase access points to transportation routes and establish more open green spaces.

PROPERTY ACQUISITIONS

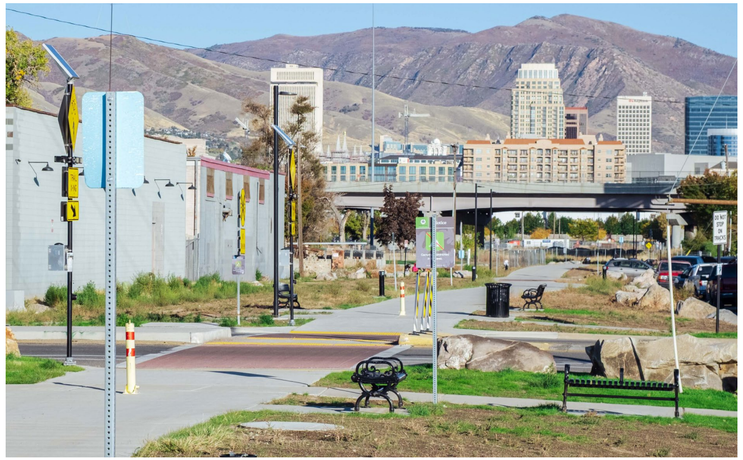
CRA has acquired the following properties near the Folsom Corridor for redevelopment. The properties are intended to implement the North Temple Station Area Plan and activate the Folsom Trail.

- 47 S 1000 West
- 51 S 1000 West
- 961 W Folsom Ave
- 22 S Jeremy St

PROJECT AREA ACTIVATION

Through the North Temple Project Area development and the North Temple Station Area Plan, active transportation modes and activation of the Folsom Trail will be encouraged and supported. **By 2040 the North Temple Project Area will result in:**

- Improved connectivity and pedestrian circulation
- Improved pedestrian and transit-oriented design
- Increased transportation options
- Increased use of public transit and pedestrian activity



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IMPLEMENTATION

The following phasing and implementation strategy identifies key steps for meaningful and sustainable growth within the station area boundaries.

***Phase 1** strategies should be targeted in the next **1 to 5 years**, while **Phase 2** strategies are looking at the longer term (**5-10 years**).*

	Action Item	Responsible Party			Funding / Financing
		SLC	UTA	Other	
Phase 1 - Short Term (0 - 5 years)	Review the MU zoning districts every 5 years to ensure that the regulations support the development of appropriate housing that fits within the FLUM of the Northwest Plan.	●			Salt Lake City Community & Neighborhoods Dept.
	Monitor affordable housing incentives and adjust as necessary to ensure the incentives are capable of providing appropriate levels of affordable housing.	●			Salt Lake City Community & Neighborhoods Dept.
	Implement the development agreement for the Power District.	●		●	SLC, LHM
	Establish appropriate policies and funding priority for housing developments to include dwellings with enough bedrooms to support families.	●			SLC, CRA, HTRZ
	Implement the actions identified in the Salt Lake City Moderate Income Housing Plan.	●			Salt Lake City
	Support modifying low density residential zoning districts to support a mix of housing types at a similar scale to what is allowed in current zones.	●			Salt Lake City
	Analyze the effectiveness of development design standards and modify as needed if the standards are not activating key public spaces.	●			Salt Lake City
	Complete the updates to the parks identified in the parks and open space bond approved by voters in 2023.	●			Salt Lake City
	Finish the Folsom Corridor by extending the trail to the Jordan River and creating parks and open space along the corridor.	●			SLC, CRA
	Implement the recommendations identified in Reimagine Nature and the Emerald Ribbon Plan.	●			SLC, Jordan River Commission

	Action Item	Responsible Party			Funding / Financing
		SLC	UTA	Other	
Phase 1 - Short Term (0 - 5 years)	Implement the recommendations of the Water Element of Plan Salt Lake throughout the station area to promote water conservation and reduce water consumption.	●			Salt Lake City
	Add CPTED standards to the zoning code.	●			Salt Lake City
	Monitor the success of the MU zoning districts in creating commercial space while considering economic forces and adjust as needed.	●			Salt Lake City
	Modify zoning to ensure there are more dwellings with three or more bedrooms constructed in the station areas.	●			Salt Lake City
	Work with the Salt Lake City School District on the future reuse of Mary Jackson Elementary to ensure the property provides community serving uses.	●			SLC, Salt Lake City School District
	Invest in a public safety plan that is sustainable to operate over the long term.	●	●		SLC, UTA
	Incentivize access to health care to the extent possible using zoning tools and city funding dollars.	●			SLC, Community Partners
	Implement the recommendations from the Power District Implementation study by working with partners, identifying funding sources, and prioritizing actions.	●	●	●	SLC, UTA and LHM
	Build pedestrian and bicycle infrastructure improvements recommended in the city's pedestrian and bicycle master plan.	●	●	●	SLC, UTA and LHM
	Continue to work with UTA to improve access to transit within the station areas.	●	●		SLC, UTA and LHM

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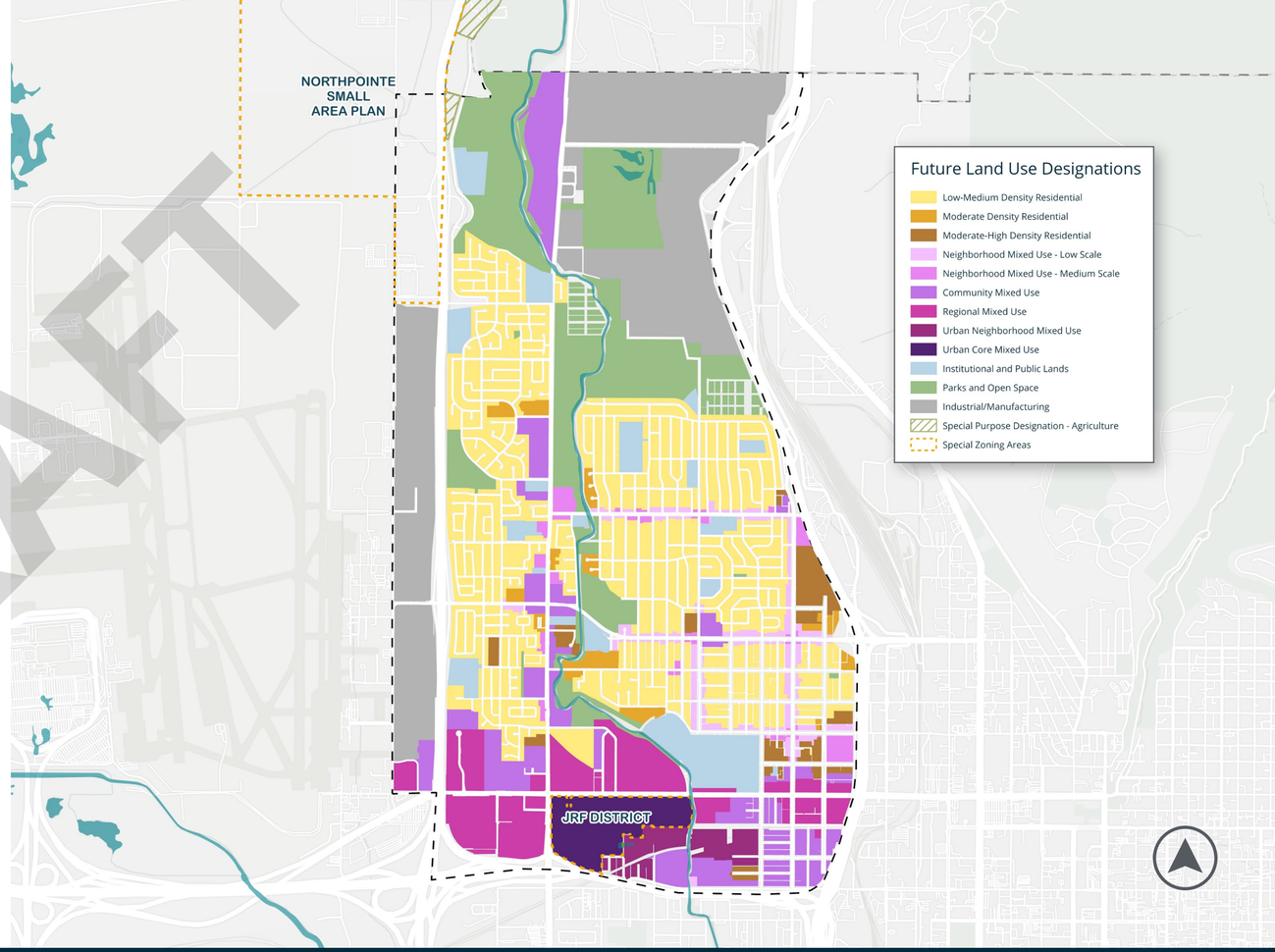
NORTHWEST COMMUNITY FUTURE LAND USE MAP

The Northwest Community Future Land Use Map outlines a long-term vision for growth by identifying key properties for catalytic development, expanding areas for additional small-scale businesses, and supporting opportunities for increased residential density.

Its purpose is to guide future development with a flexible framework, rather than imposing rigid zoning rules. The land use designations are intended to offer adaptability, enabling the community to evolve over time. The following section describes the vision and intent behind each designation. The future land use designations and policies for the Northpointe area are found in the Northpointe Small Area Plan.

The Future Land Use Map does not alter the current zoning of any property. Any proposed change to zoning must go through a formal zoning map amendment process, which includes public review and approval by the Salt Lake City Council. The map serves as a guiding tool in evaluating such future requests. Changes to the map should be consistent with the vision of the Northwest Plan, align with the policies, and support the initiatives of the plan while also considering citywide needs and goals.



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FUTURE LAND USE MAP PRINCIPLES

ACTIVATE JORDAN RIVER PARKWAY TRAIL AND FOLSOM TRAIL

The Jordan River Parkway and Folsom Trails are essential community assets, providing recreation, connectivity, and gathering opportunities. The future land use map identifies areas where both trails can be activated through increased residential density and mixed-use development.

The plan applies a range of Mixed-Use Future Land Use Designations at critical locations along the trails to encourage a variety of land uses, including commercial options such as a cafe or retail establishment. Residential density increases are also identified to encourage more "eyes on the trail", promoting frequent use and activity, and improving safety.

PROTECT THE JORDAN RIVER'S RIPARIAN CORRIDOR

Development along and near the Jordan River is regulated in part by the Riparian Corridor Overlay zoning designation, which is designed to protect the river's ecological health and long-term stability.

The overlay ensures stream banks remain stable with minimal erosion and reduced risk of flood damage. It also ensures that development minimizes impact on water quality and fish and wildlife habitat. The future land use map designates key locations along the Jordan River and Trail for mixed-use development intended to increase activity and encourage walkable communities.

Any new development that seeks to establish an active use along the river will be subject to the Riparian Corridor Overlay and should ensure that the Jordan River will not be negatively impacted.

ENCOURAGE NEW INFILL HOUSING DEVELOPMENT

To accommodate population growth, the future land use map expands the allowable residential density within established single-family neighborhoods. Examples of appropriate neighborhood infill may include secondary dwelling units, duplexes, triplexes , or fourplexes.

Regardless of the type of housing, it should have a scale similar to the zoning regulations for detached, single-family homes with some minor variations being appropriate. The goal of this gentle density increase is to provide additional housing opportunities while respecting the existing development pattern.

ENHANCE & ACTIVATE IDENTIFIED CORRIDORS AS VIBRANT AREAS

Properties along major corridors are envisioned as areas that can provide needed amenities and community gathering areas within walking distance of most homes. The types of development envisioned along these corridors include a broad mix of land uses, including residential uses in the same building as commercial uses, that would create a destination for the existing and neighboring communities.

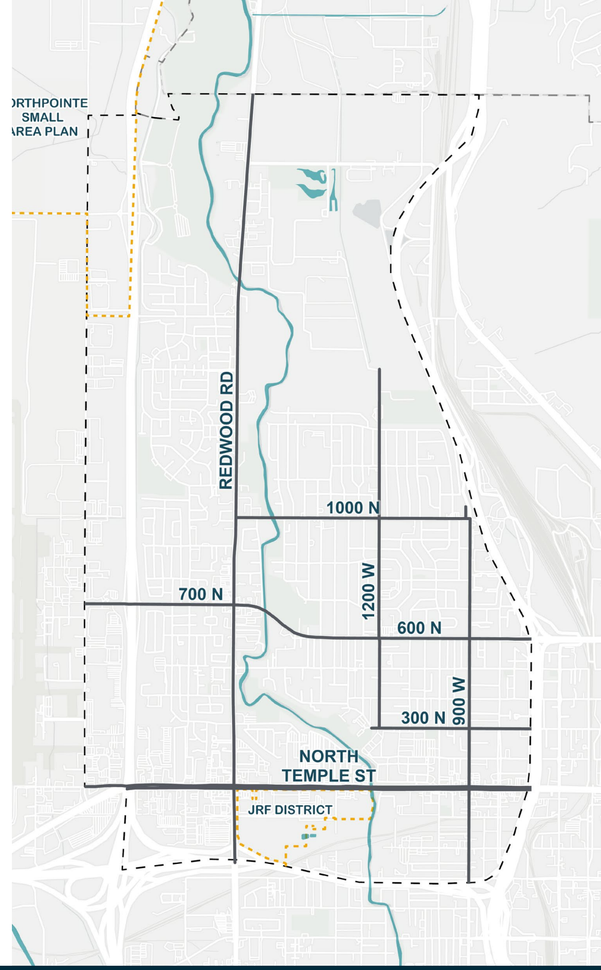
The increase in allowable land uses provides for missing essential services and recreational activities. These uses include a possible market, grocery store, restaurant, bar/brewery, and/or retail. In addition to these active uses, the vision anticipates that denser development will accompany the commercial uses.

The following factors were used to determine which corridors are most appropriate for a Mixed-Use designation:

- Complete Streets (Bike Lanes/Street Trees/Medians)
- Planned Right-of-Way Improvements
- High Traffic Areas (Foot/Bicycle/Transit/Vehicles)
- New Development can be Supported by an Established Community
- Opportunities for Properties to Transition from Residential to Mixed-Use

The identified corridors include the following:

- North Temple
- Redwood Road
- 300 N
- 600 N
- 1000 N
- 900 W
- 1200 W



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UTILIZE MODERATE DENSITY TO BUFFER REGIONAL MIXED-USE

The future land use map identifies the majority of the North Temple Corridor as **Regional Mixed-Use Designation**, allowing high intensity development that supports the corridors role as a major activity center.

To ensure compatibility with the surrounding neighborhoods, the map also identifies **Moderate-High Density Residential Designation** to the north and south of the corridor. These areas of transition are intended to provide a buffer between the scale and intensity of the development along North Temple and the nearby residential neighborhoods.

ENCOURAGE APPROPRIATELY SCALED COMMERCIAL DEVELOPMENT THROUGHOUT THE COMMUNITY

As the Northwest area continues to grow, supporting new commercial and mixed-use development while preserving existing businesses remains a key priority. The future land use map designates areas for **Neighborhood Mixed-Use – Low Scale** development along major arterials, adjacent to higher-density zones, and near key access points to the Utah State Fairgrounds. These locations were intentionally selected to promote a walkable community with convenient access to essential services such as grocery stores, healthcare clinics, restaurants, cafes, and retail. The scale of development in these areas is intended to remain compatible (but permit slightly larger buildings) with the surrounding residential character.

To accommodate additional growth, the **Neighborhood Mixed-Use - Medium Scale** designation has been applied near select intersections to support more intensive mixed-use development. Additionally, some existing low-scale commercial properties have been moderately upscaled to address the future needs of both current and anticipated residents in the plan area.

Neighborhood Mixed-Use - Low Scale

Neighborhood Mixed-Use - Medium Scale

MU-3 | Rowhomes

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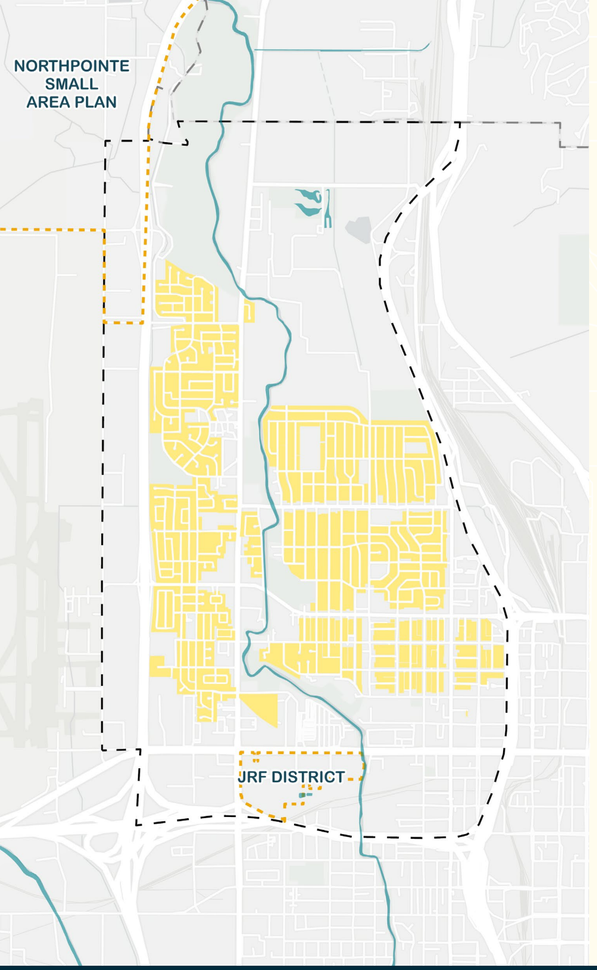

RESIDENTIAL USES

LOW/MEDIUM DENSITY RESIDENTIAL

WHY

The **Low/Medium Density Residential** designation is intended to preserve neighborhood character while allowing for gentle growth through infill development such as accessory dwelling units, duplexes, triplexes, fourplexes, and single-family homes on small lots. Many existing lots, particularly the uniquely deep ones found throughout the community, are well-suited for this type of infill development. Overall, the level of change expected in these established neighborhoods remains relatively low, ensuring new growth complements the existing scale and provides property owners with options, including keeping and expanding their existing single-family dwelling.

WHAT

Density: 1 - 20 Dwelling Units per Acre

Stories: 1 - 2 Stories

- Single-family Homes
- Duplex
- Triplex
- Accessory Dwelling Unit
- Cottage Style Development

WHERE

Low/Medium Density Residential is mapped within established neighborhoods such as Rose Park, Fairpark, Jordan Meadows, and Westpointe. The community desires to maintain the community feel of these neighborhoods in size, scale, and design, while accommodating future growth.

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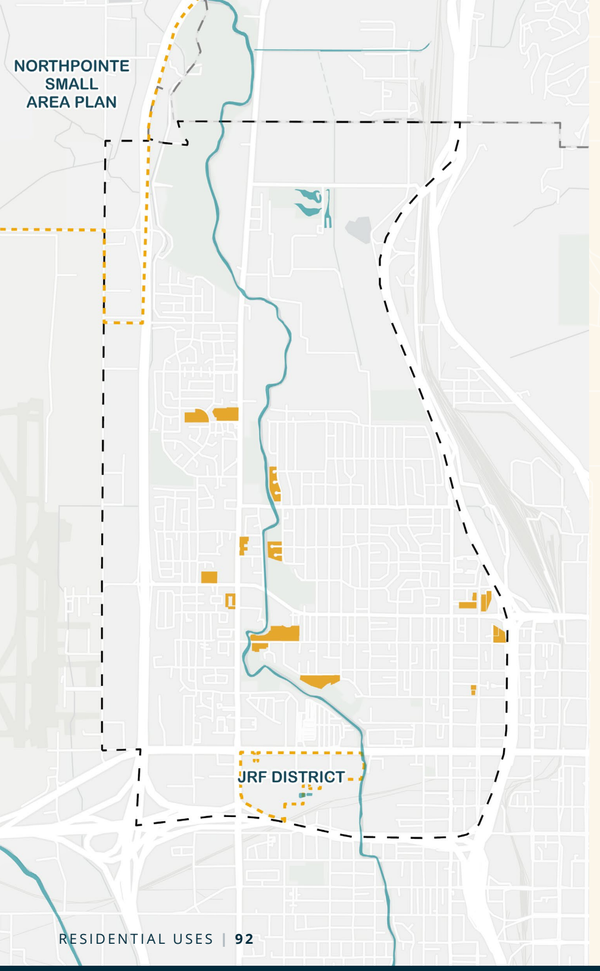

MODERATE DENSITY RESIDENTIAL

WHY

Moderate Density Residential designation is intended to encourage housing densities between 20-40 dwelling units per acre and allows for a variety of housing types. Within the Northwest area, this designation serves as a transitional buffer between higher-intensity residential development and established lower-density neighborhoods. It is strategically located at key nodes along the Jordan River to encourage increased residential development, bringing activity, connectivity, and easy access to natural amenities.

WHAT

Density: 20 - 40 Dwelling Units per Acre

Stories: 1 - 3 Stories

- Duplex
- Triplex
- Mid-scale Multi-family
- Rowhomes

WHERE

The **Moderate Density Residential** designation is most appropriate along major arterials and adjacent to commercial and mixed-use developments. The future land use map reflects some existing medium-density housing that is expected to remain stable, as well as opportunities for additional density near the Utah State Fairgrounds, along the Jordan River Parkway Trail, and adjacent to the I-15 on ramp. New development in these areas should fit within the neighborhood context and be designed to complement the character of surrounding development.

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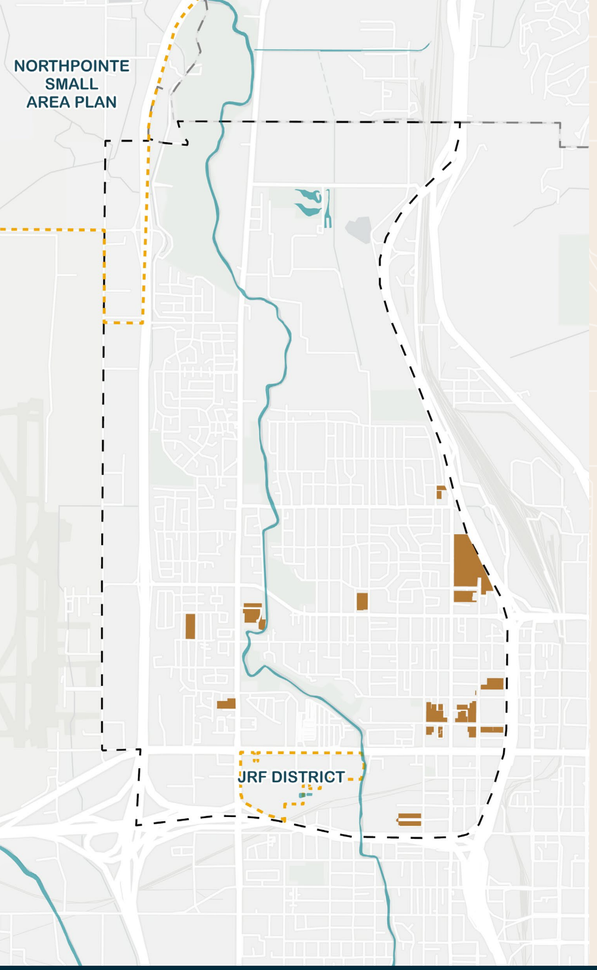

MODERATE / HIGH DENSITY RESIDENTIAL

WHY

Moderate/High Density Residential designation is intended to serve as a transitional buffer between the higher intensity mixed-use designations and well-established neighborhoods.

This designation consists of densities between 40-60 dwelling units per acre, primarily within multi-family residential type development.

WHAT

Density: 40 - 60 Dwelling Units per Acre

Stories: 4 - 5 Stories

- Multi-family Apartments or Condos
- Rowhomes

WHERE

The FLUM shows pockets of moderate- to high-density residential development near major arterials where similar medium- to high-density housing types already exist. It also identifies potential areas for medium- to high-density residential growth near mixed-use zones and in locations that provide a gradual transition from the high-intensity designation along North Temple to surrounding neighborhoods.

Additionally, the designation applies to areas adjacent to the Mary W. Jackson block, where redevelopment is anticipated if the school does not reopen.

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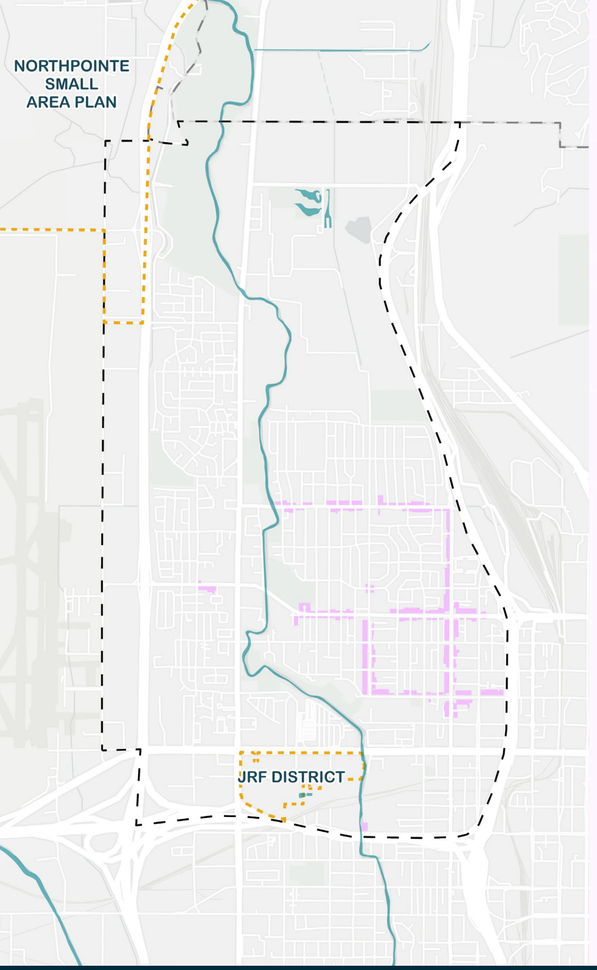

MIXED-USES

NEIGHBORHOOD MIXED-USE LOW SCALE

WHY

Neighborhood Mixed-Use Low Scale designation is intended to provide commercial and mixed-use opportunities adjacent to low-density residential neighborhoods. This designation promotes walkability by orienting buildings towards the sidewalk while encouraging a broad mix of land uses.

This designation is primarily adjacent to or within low-density residential neighborhoods characterized by smaller-scaled buildings. **New developments are encouraged to provide commercial space on the ground floor.**

WHAT

Stories: 1 - 2 Stories

- Low-Scale Commercial Storefront Buildings
- Multi-family Buildings
- Rowhomes

WHERE

This district is mapped along arterials and collector streets adjacent to low-density residential.

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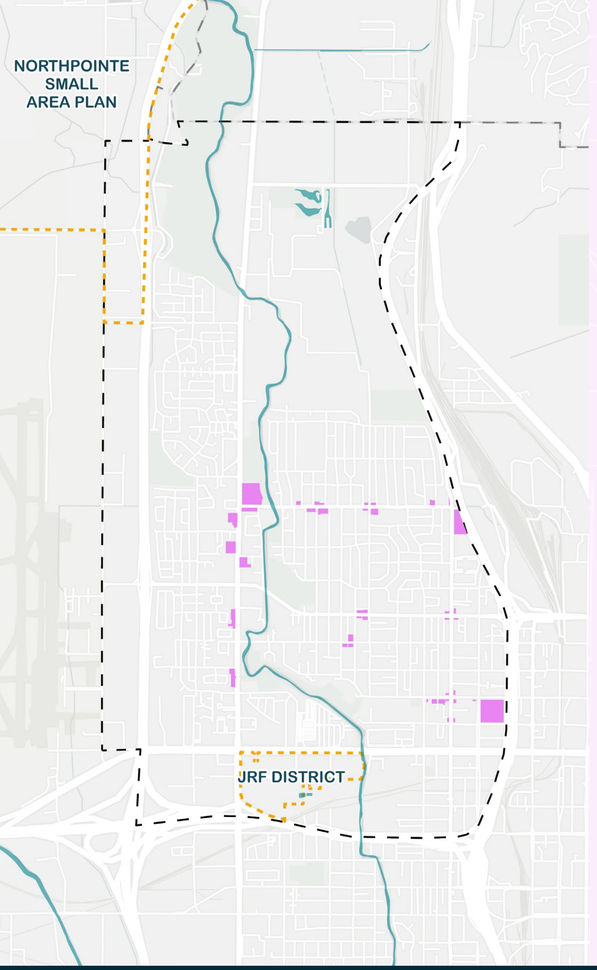

NEIGHBORHOOD MIXED-USE MEDIUM SCALE

WHY

Neighborhood Mixed-Use Medium Scale designation is intended to provide commercial and mixed-use opportunities adjacent to low-density residential neighborhoods. This designation promotes walkability by orienting buildings towards the sidewalk while encouraging a broad mix of land uses.

The designation is intended to provide a vibrant commercial area that provides local services to residents while incorporating a mix of medium-density residential to support commercial uses. Due to the location of this designation, new development should include commercial space on the ground floor.

WHAT

Stories: 1 - 3 Stories

- Commercial Storefront Buildings
- Multi-family Buildings
- Rowhomes

WHERE

This designation is applied near key intersections and where there is a high potential for redevelopment, which includes the following: Corner lots on arterials, nearby commercial activity, and the closed Mary W. Jackson School site which is anticipated to redevelop if the school does not reopen.

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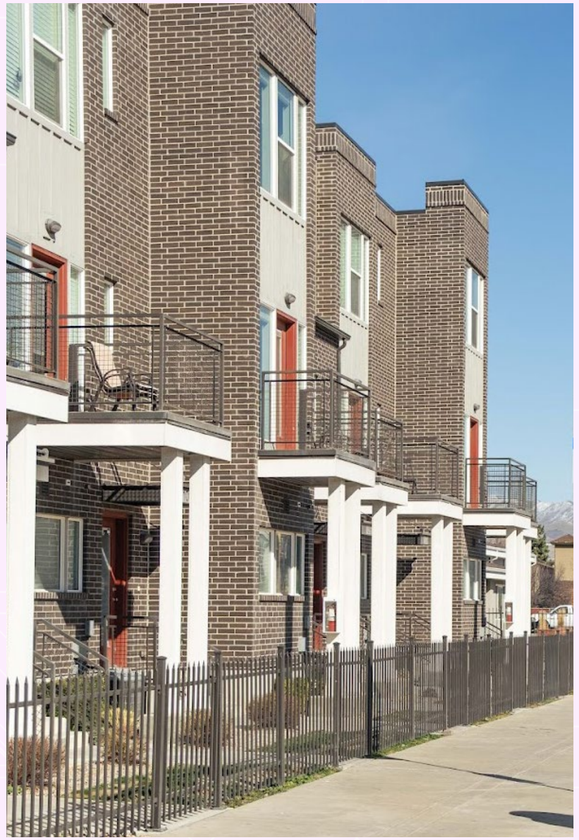

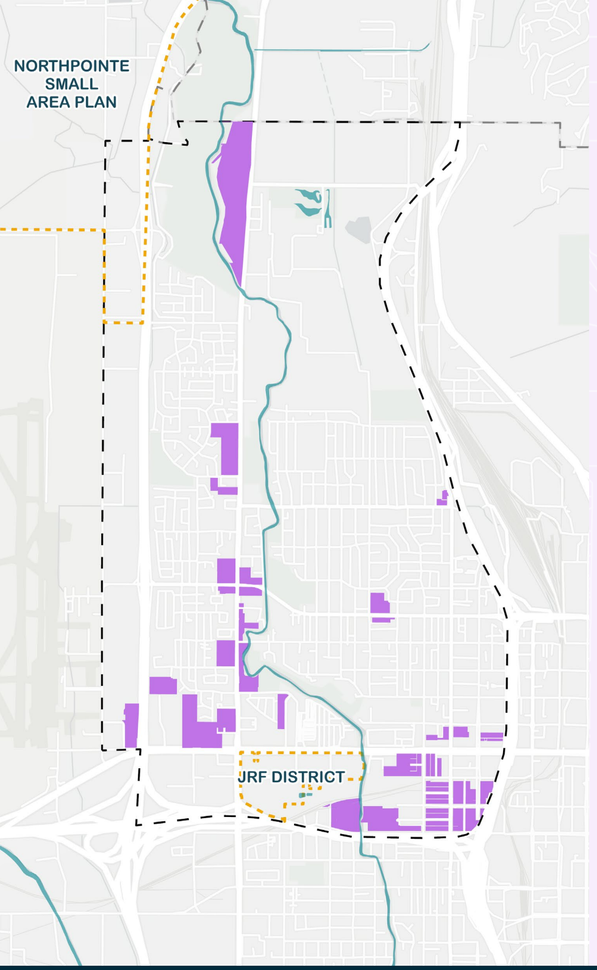

COMMUNITY MIXED-USE

WHY

The **Community Mixed-Use** designation is intended as a transition in scale to buffer nearby lower intensity single-family residential properties from denser and more intense development. This district encourages mid-rise buildings, generally 6 stories or less in height, that contain a mix of land uses.

This designation supports land uses that include some of the following: grocery stores, restaurants, and small-scale retail. Near intersections and near the Regional Athletic Complex, new development should include commercial uses.

WHAT

Stories: 5 - 6 Stories

- Commercial Storefront Buildings
- Multi-family Buildings
- Rowhomes

WHERE

This designation is applied to properties adjacent to higher-intensity Regional Mixed-Use, along or near major arterials, and at existing community commercial nodes.

Properties with existing commercial, like the Smith's at the intersection of 600 N and 1200 W, and the properties north of the RAC fields have development potential due to the access to arterial roads, regional amenities, and the Jordan River, have been designated Community Mixed-Use.

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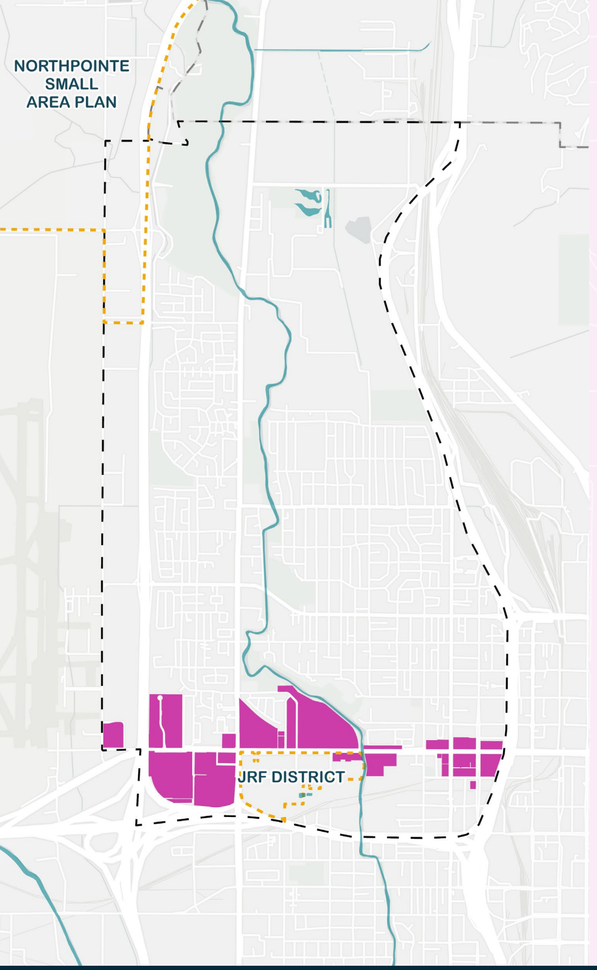

REGIONAL MIXED-USE

WHY

The **Regional Mixed-Use** designation is intended to support development that contributes to a vibrant, transit-oriented environment and should generally result in buildings 7-9 stories in height. Its purpose is to provide a mix of housing, retail, businesses, and restaurants, with active commercial storefronts that support the regional community. These areas are likely to accommodate the majority of growth in the Northwest Community.

This designation is most appropriate in areas that can support higher levels of activity and density, such as areas adjacent to the Urban Core Mixed-Use designation or along fixed-rail transit corridors such as North Temple.

WHAT

Stories: 7 - 9 Stories

- Large-Scale Commercial Storefront Buildings
- Multi-family Buildings
- Rowhomes

WHERE

This designation is applied in areas adjacent to fixed-rail transit where increased density can be supported and is nearby the Urban-Core Mixed-Use Designation. This designation should serve as a buffer to moderate intensity uses while still maintaining a high level of activity.

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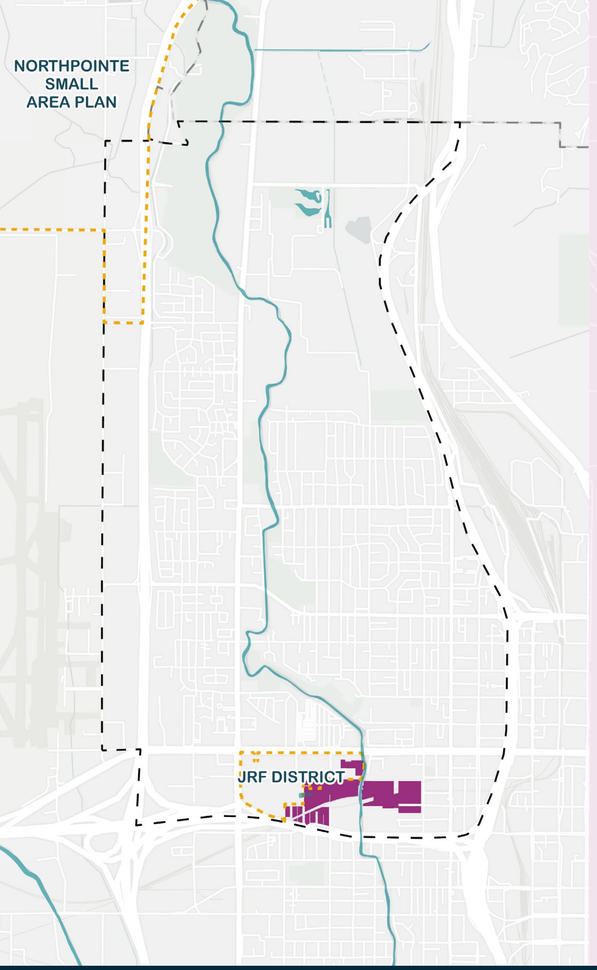

URBAN NEIGHBORHOOD MIXED-USE

WHY

The **Urban Neighborhood Mixed-Use** designation is intended to accommodate an intense mix of uses including commercial, high density residential, and other land uses that complement and support the Urban Core.

This designation supports the highest-intensity development outside of the Urban Core, generally allowing buildings up to 12 stories in height. Development in this designation is expected to create a vibrant, walkable environment that combines living, working, and gathering spaces.

WHAT

Stories: 10 - 12 Stories

- Multi-family Residential
- Mixed-Use
- Businesses Supportive of the Urban Core

WHERE

This district abuts the Urban Core District, serving as a bridge between the urban commercial development and surrounding mixed-use and residential neighborhoods. This designation can accommodate development overflow from the adjacent Urban Core Designation.

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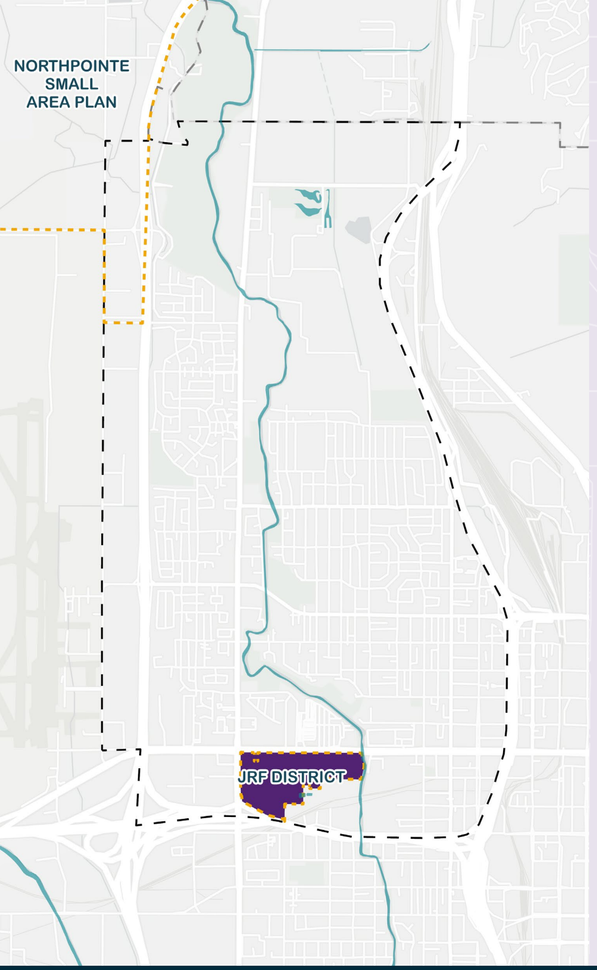

URBAN CORE MIXED-USE

WHY

The **Urban Core Mixed-Use** designation is intended to create a regional destination centered on activity and vibrancy. This designation represents the highest-intensity district within the city.

The area is envisioned as a hub for entertainment, dining, retail, and cultural experiences supported by high-density housing. Development here is expected to include signature projects such as sports and entertainment venues and large-scale mixed-use development to reinforce the areas role as an urban core.

WHAT

Stories: 20+ Stories

- High Rise Residential
- Entertainment
- Sports Stadiums

WHERE

The Urban Core Mixed-Use District is the heart of the Power District, which is projected to accommodate over 5,000 new households and a professional sports stadium. Building heights are limited to 400 feet, and development should prioritize walkable, pedestrian-oriented design while integrating generous open space throughout the area.

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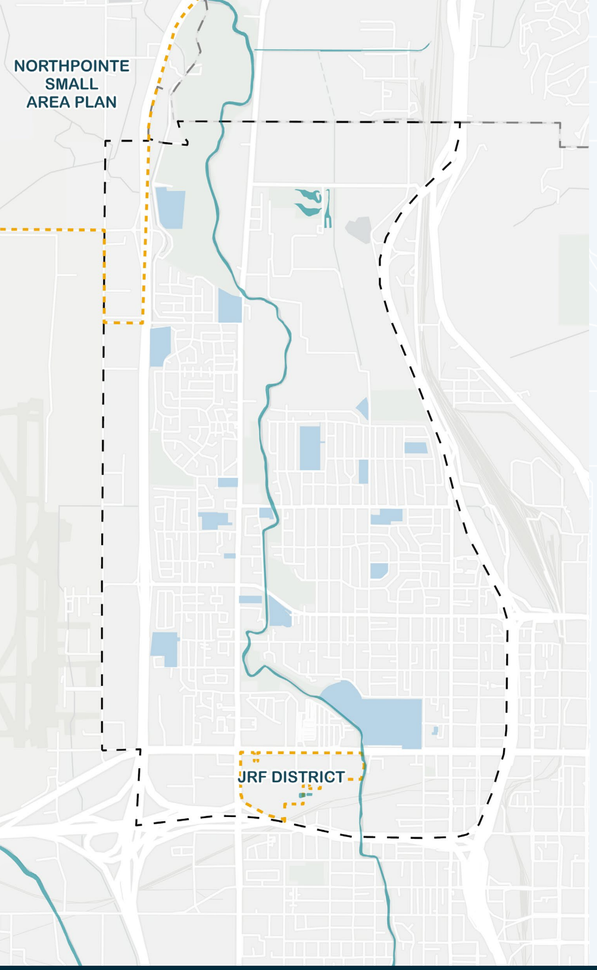

OTHER USES

INSTITUTIONAL & PUBLIC LANDS

WHY

Institutional and Public Lands designation is to accommodate existing government and institutional uses such as schools, libraries, places of worship, and recreation centers.

The uses associated with this designation are intended to be compatible with the neighborhood, provide community gathering places, and enhance the overall character of the neighborhood.

WHAT

- Schools
- Places of Worship
- Recreation Centers
- Libraries
- State Owned Land

WHERE

The 'Institutional' or 'Public Lands' designations on the future land use map apply to properties with existing Institutional or Public Lands uses. These properties are expected to retain their current uses.

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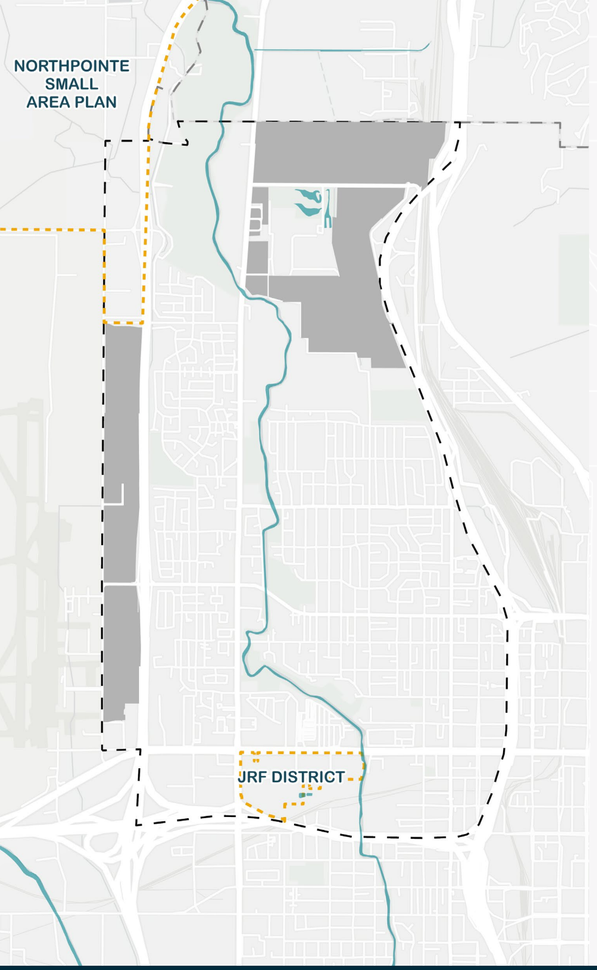


INDUSTRIAL & MANUFACTURING

WHY

Industrial and Manufacturing designation identifies appropriate locations for light industrial uses such as light manufacturing, fabrication, processing, packaging, distribution, storage, and shipping.

These types of land uses should be sited and designed as to mitigate the impacts of the use on air quality, health, natural open space, and residential neighborhoods. Where possible, these uses are buffered by highways, open spaces, and green infrastructure in the neighborhood.

WHAT

The following land uses are expected to continue:

- Industrial
- Manufacturing
- Associated Ancillary Uses

WHERE

This designation has been applied in areas that are currently zoned for industrial and manufacturing and where these uses are expected to continue. The areas are generally buffered from residential neighborhoods to mitigate their potential impact.

SPECIAL PURPOSE DESIGNATION - AGRICULTURE

WHY

The purpose of the **Agricultural District** is to preserve and protect agricultural uses for local food production in suitable portions of the Northwest area. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses.

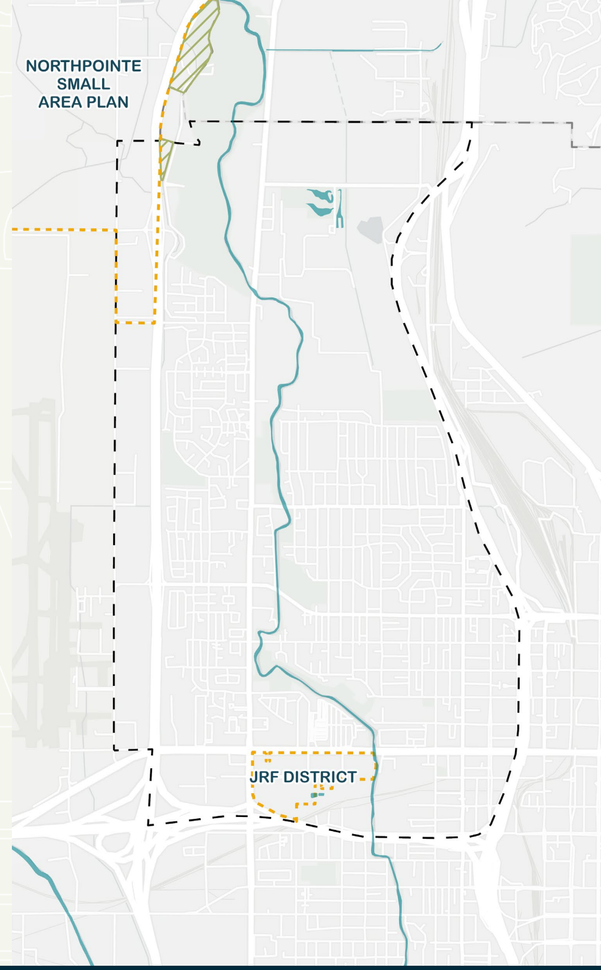
WHAT

The following land uses may continue:

- Agricultural and Associated Agritourism Uses
- Associated Single-family Residential Homes

WHERE

This district is appropriate in the northern and recently annexed portions of the Northwest Plan, where agricultural uses already exist.



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IMPLEMENTATION MATRIX

FOUR RESOURCES

The various strategies identified within this section are summarized below. This section describes the necessary tools for Salt Lake City to allocate its resources in a responsible and effective manner that will turn this vision into reality.

Each strategy is given a "score" based on four resources: staff, finances, time and community resources. The score is a gauge of that strategy's requirements for those resources and has no specific meaning or value on its own. The following illustrates the measured scale for each strategy.

Ongoing	*Low*	*Medium*	*High*
✳	○	◐	●

Each of these means something different based on the resource. It is important to understand the meanings within the context of the resource.

STAFF

Staff is simply the amount of time or number of staff people required for Salt Lake City staff to accomplish the given strategy. For example:

- ***Low:*** *These are projects that can be managed by a small number of staff members and do not require full allocation of their regular work hours.*
- ***Medium:*** *These projects are ones that may require a team of staff, often from multiple departments or divisions, and last for several months and possibly a year.*
- ***High:*** *These are projects that require a large number of staff members from multiple departments or divisions and are expected to require multiple years to accomplish.*
- ***Ongoing:*** *Ongoing projects are those that are completed by staff members as part of their day-to-day activities.*

FINANCES

Finances are the costs associated with the project whether it is managed by the city or other public entity. The more expensive a project is, the more likely it is that there will be multiple funding sources and other financial issues that may make a project more difficult to implement. Anticipated private sector investment is not analyzed in the table below.

With that said, it's important to note that there will likely be high private investment associated with many of the initiatives that require high public investment.

- ***Low:*** *Low-cost projects are those that require little to no special allocation of funds and can typically be completed within the department's existing budget.*
- ***Medium:*** *These are projects that may require some funding that is not ordinarily part of a department's budget*
- ***High:*** *These projects require a large sum of money that is specifically funded from a variety of sources such as the city's general fund, bonding, Community Development Block Grants or other grants.*
- ***Ongoing:*** *Projects with ongoing funding are those that come from a combination of application and permit fees or are part of a department's normal budget.*

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TIME

Time refers to the amount of time a project may take based on all the factors involved in it coming to fruition.

- ***Low:*** *The time involved with these projects is usually short and extend from required public processes, such as hearings with the Planning Commission or City Council, and permitting and business licensing. Typically, these projects take less than a year but may take longer if additional public involvement is necessary or desired.*
- ***Medium:*** *Projects on a medium time scale take two or three years to complete due to the public involvement required and the need for coordination between multiple parties, organizations or developers. They may require more than one meeting before the Planning Commission, City Council or City Reinvestment Agency Board. Permitting is also more variable for these projects and has a greater impact on the length of time needed for the project.*
- ***High:*** *Projects such as these take a long time to implement due to their size, complexity and potential public processes. Such projects often require coordination between several agencies, such as Salt Lake City, UDOT, UTA, and property owners. It is possible that projects at this scale.*

COMMUNITY

The last dimension of each strategy is the community. This refers to the efforts of those who live, work or run a business in the Northwest. It can also include residents that live elsewhere in Salt Lake City that visit the Northwest or take advantage of its assets. The scale of each strategy or project is a measure of time, coordination and other factors based within the community.

- ***Low:*** *Projects that generally involve one or two stakeholders and require little coordination.*
- ***Medium:*** *For implementation projects such as these, the stakeholder list is larger than "low" level projects and often includes more than neighboring property owners. Other stakeholders could include business owners and community organizations.*
- ***High:*** *Projects at this level may include hundreds of people with various interests in the project. Stakeholders would likely include residents, property owners, business owners, community organizations and possibly representatives of local, regional, state or federal government agencies.*
- ***Ongoing:*** *Ongoing implementation strategies and projects are those on an ongoing time scale are those that are either "by right" (i.e., require no public process or hearings) or need only administrative approvals. They typically impact a very small area or involve only one or two property owners and need little to no coordination with other parties.*

NEIGHBORHOODS

2040 Targets	Baseline & Measuring Success
Increase public safety.	1 The perception of public safety has improved within the community.
Increase the number of households living within a ½ mile or 15-minute walk of essential services.	2 <50% of residents are within a 15-minute walk to essential services.
Balance per-capita investment in public infrastructure and services compared to citywide averages.	3 Establish a metric by conducting a Capital Improvements Equity Analysis.
Increase amount of third spaces and community gathering areas.	4 The community currently has 42 third spaces, including parks and churches.

	Resources			
Initiative	Staff	Finances	Time	Community
Support the city's public safety plan.	●	✱ ●	●	◐
Conduct an audit of the lighting in parks, alleys and high trafficked corridors and prioritize improving lighting in areas with the greatest public safety concerns.	◐	◐	◐	○
Remove zoning barriers to establishing small-scale services and amenities in residential zones that increase access to essential services within established neighborhoods.	◐	○	◐	○
Incentivize large mixed-use and multi-family developments to provide public spaces that encourage community gathering, such as plazas and open space.	◐	○	◐	○
Conduct a Capital Improvements Equity Analysis that can help guide the allocation of taxpayer dollars for maximum community benefit.	●	◐	●	○

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GROWTH

2040 Targets	Baseline & Measuring Success
Increase the number of dwelling units that provide 3+ bedrooms.	According to 2023 ACS, the existing housing stock consists of 23% of 1 bedroom or studio units, 54% units with 2-3 bedrooms, 24% with 4 or more bedrooms. This number has likely changed due to an increase in studio and 1-bedroom units along North Temple.
Increase the total land area that can be used for mixed-use development outside of the Power District.	Outside of the JRF District, 11% of total land area is zoned for mixed-use development.

		Resources			
Initiative		Staff	Finances	Time	Community
A.1a	Modify zoning regulations to increase a broader mix of housing types, specifically 3+ bedrooms that are available for rent or purchase.	◐	○	◐	○
A.2a	Ensure the zoning near the Power District permits a diverse mix of housing, retail, and open space in anticipation of population growth and a high volume of daily visitors.	✳	○	◐	○
A.2b	Identify potential infill sites that support mixed-use development.	◐	○	○	◐

HOUSING

2040 Targets	Baseline & Measuring Success
Increase diversity of housing types for all income levels throughout the city	The community currently leads the city on the creation of affordable housing units. The current number of units include: 3206 affordable units. 89 units for 30% AMI, 891 units for 30-50% AMI and 2114 units for 50-80% AMI. The remaining increase of housing units are likely at market rate.

	Resources			
Initiative	Staff	Finances	Time	Community
Support the policies and actions outlined in Thriving in Place and Housing SLC.	✳	✳	✳	✳
Establish a standardized system for collecting housing-specific data across all new developments.	◐	○	◐	◐
Consider requiring or incentivizing large housing developments seeking Planning Division approval to provide a percentage of homes with two or more bedrooms and include family-friendly design elements.	◐	◐	◐	◐
Remove zoning barriers and streamline the permit process for infill housing development.	✳	○	✳	◐

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TRANSPORTATION & MOBILITY

2040 Targets	Baseline & Measuring Success
Increase the percentage of dwellings within a ¼ mile of a bus, transit stop or protected bike lane.	45% of existing housing units are within a ¼ mile of a bus, transit stop or protected bike lane.
Increase the percentage of funding to improve neighborhood connections and general maintenance.	Allocated funding varies, measuring success will see a general increase in the allocated funds.
Decreased number of pedestrian, bicycle, and auto accidents.	57 serious crashes (ped, bike, vehicles) occurred in 2024, 10 resulted in death.
Support Transportation Division's efforts related to curbside management for responsibly accommodating both on-street parking and other evolving demands of the city's curb space.	No existing ROWs include median parking in the Northwest Community.

Ongoing	*Low*	*Medium*	*High*
✳	○	◐	●

	Resources			
Initiative	Staff	Finances	Time	Community
Implement Connect SLC, the Transportation Master Plan.	✳	●	✳	✳
Increase density along transit routes and as new routes are added.	✳	○	◐	◐
Promote ticket-as-fare program for large events.	○	◐	○	○
Support ongoing city funding to increase transit affordability.	◐	◐	◐	○
Integrate first/last mile improvements such as bike sharing and e-scooter rentals near transit stops.	◐	●	●	●
Expand Green Bike Stations throughout this area.	○	●	◐	○
Support implementation of recommendations from the SLC West-East Connections Study.	✳	●	●	●
Connect the Jordan River Parkway Trail and Folsom Trail.	●	●	●	●
Ensure safe pedestrian crossings across North Temple.	◐	●	◐	○
Support road design adjustments that improve the safety of all users	◐	●	◐	○
Perform analysis, community engagement, and inter-departmental collaboration to study potential outcomes related to adding on-street public parking, including possibly in the center of roadways.	◐	◐	◐	○

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AIR QUALITY

2040 Targets	Baseline & Measuring Success
Reduce Emissions.	Success will be measured by the number of initiatives implemented.
Increase the number of actions to address the harmful impact of existing polluters.	
Support transitions to clean energy sources.	

	Resources			
Initiative	Staff	Finances	Time	Community
Expand car-free transportation options, particularly north of the North Temple Boulevard.	◐	●	●	◐
Utilize local funding sources to provide incentives to residents for clean commuting, such as transit passes or e-bike vouchers.	◐	●	◐	○
Invest in safe bike and pedestrian infrastructure, such as multi-use trails, signalized crossings, and protected bike lanes.	◐	●	●	○
Increase the tree canopy through landscaping requirements and protections for mature shade trees to help filter pollutants.	◐	●	●	●
Reduce industrial and manufacturing uses in the area to mitigate harmful impacts.	◐	○	●	◐
Implement increased land use buffers along highways, major roadways and between sensitive uses and heavy polluters.	◐	●	◐	○
Allow for more housing density in neighborhoods that are the most protected from pollutants.	◐	○	○	●

	Resources			
Initiative	Staff	Finances	Time	Community
Allow more mixed-use and commercial zoning in existing Northwest neighborhoods to provide walkable amenities for residents and reduce travel distances for daily needs.	○	◐	◐	◐
Support land use policies that limit manufacturing uses within the community.	◐	○	○	◐
Explore options to relocate existing high-polluting land uses away from residential neighborhoods and support the transition of light manufacturing zones to mixed-use.	●	●	●	●
Support the remediation of brownfields and hazardous sites as they transition from manufacturing to other uses.	◐	◐	●	○
Support efforts to monitor and improve indoor air quality monitoring network in the area.	◐	◐	◐	●
Support efforts to monitor and improve indoor air quality inside public buildings, community centers, businesses and homes.	◐	◐	●	●
Support existing programs to allow residents to trade in gas-powered lawn equipment for electric.	◐	●	◐	●
Ensure zoning regulations make it easy to install solar panels and other clean energy sources.	◐	○	○	○
Encourage fleet electrification, particularly for businesses in the area.	◐	●	●	●
Support efforts to increase the adoption of electric vehicles, including expanding charging infrastructure in the area.	●	●	●	●

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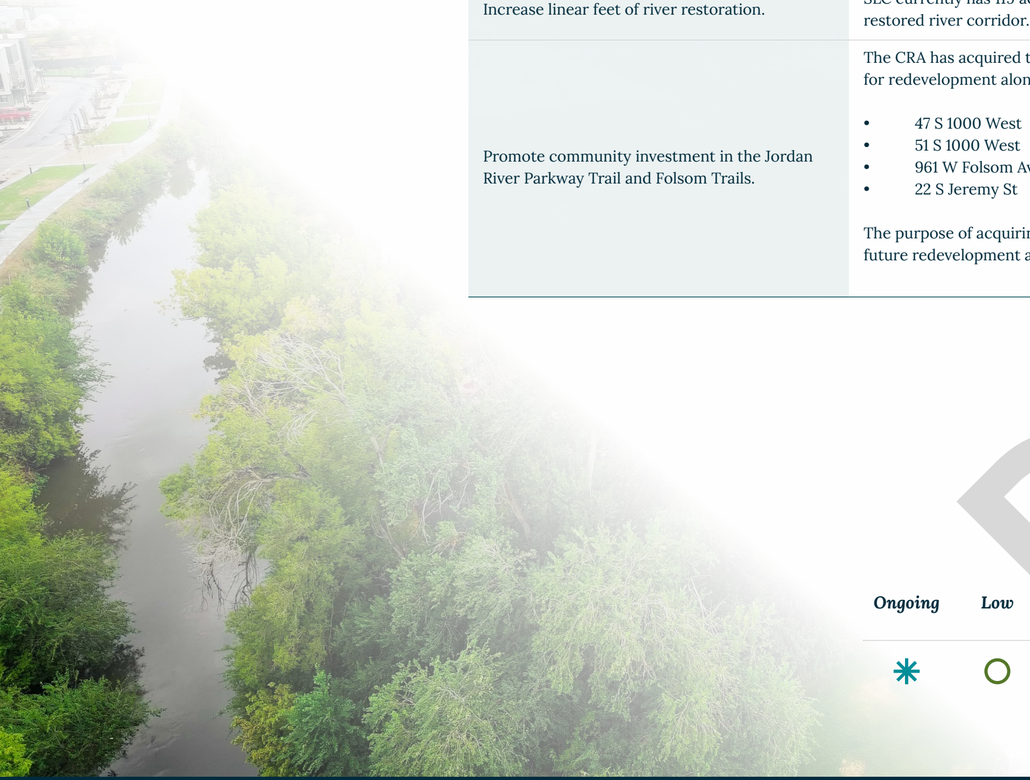
NATURAL ENVIRONMENT



2040 Targets	Baseline & Measuring Success
Increase the urban tree canopy.	The urban tree canopy in the NW community is 13.6%
Increase linear feet of river restoration.	SLC currently has 119 acres of restored river corridor.
Promote community investment in the Jordan River Parkway Trail and Folsom Trails.	The CRA has acquired the following properties for redevelopment along the Folsom Trail: • 47 S 1000 West • 51 S 1000 West • 961 W Folsom Ave • 22 S Jeremy St The purpose of acquiring these properties is for future redevelopment and investment.

Ongoing	*Low*	*Medium*	*High*
✳	○	◐	●

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	Resources			
Initiative	Staff	Finances	Time	Community
Establish an "adopt-a-mile" trail maintenance program for the Jordan River and Folsom Trail.	◐	◐	○	●
Establish formal Salt Lake City employee JRPT Clean-Up Days.	○	○	○	○
Implement low-impact design for stormwater management along the Jordan River to improve water quality.	●	●	●	○
Connect the Jordan River Parkway Trail to the Folsom Trail and to the proposed Green Loop.	●	●	●	●
Support the initiative to daylight a portion of City Creek along the Folsom Trail.	●	●	●	○
Implement the Revive Our River Actions outlined in Reimagine Nature SLC Public Lands Master Plan.	✳	✳	●	✳
Identity streets that could support relandscaping of medians to increase tree canopy, reduce urban heat island, and calm traffic.	◐	○	◐	○
Support the conversion of unused lawn areas to water wise gardens using native vegetation.	○	◐	●	●
Launch education/rebate programs to support the implementation of pollinator gardens.	◐	◐	●	◐
Educate residents on the costs of tree irrigation and offer information on which species are low water use.	◐	◐	●	◐

PARKS & RECREATION

2040 Targets	Baseline & Measuring Success
Every household within the Northwest Community has access to a public park, trail, or open green space within a half-mile walk.	98.5% of residential units are within a ½ mile to a park, trail or open green space.
Increase public safety and comfort for all users within park spaces so that all visitors feel safe and comfortable, regardless of age, gender, or ability.	Measuring success of an increase of public safety in public park spaces will purely depend on reporting of criminal activity and the perception of safety.
Expand the Jordan River Parkway Trail to Northpointe Area, specifically north of Center Street.	The Salt Lake City portion of the JRPT runs from 2100 S to 2500 N.

Ongoing	*Low*	*Medium*	*High*
✳	○	◐	●

	Resources			
Initiative	**Staff**	**Finances**	**Time**	**Community**
Increase the level of service of parks and open space in the community as identified in Reimagine Nature.	✳	●	◐	○
Increase residential density close to parks and green space.	○	○	◐	◐
Implement CPTED principles and improve safety features within parks, and along the Jordan River, to increase real and perceived safety, including features like lighting, where needed.	●	◐	●	○
Upgrade aged park amenities to increase comfort and level of service for a variety of types of needs and abilities	◐	◐	◐	○
Implement bilingual and universal wayfinding signage along and towards the Jordan River Parkway Trail, Folsom Trail, and nearby parks consistent with the Public Lands Bilingual Signage Standard.	✳	✳	✳	✳
Add types of uses and activities to parks to encourage year-round activity.	◐	◐	●	◐
Encourage programming and partnership opportunities within park spaces (exercise classes, art groups, etc.).	○	○	○	○
Encourage "active uses" for development along trails.	◐	○	◐	○
Coordinate with private property owners in the Northpoint area to purchase newly annexed areas abutting the Jordan River to extend the Jordan River Parkway Trail.	◐	◐	●	◐
Implement heat mitigation measures in parks to combat the effects of urban heat islands.	◐	◐	◐	◐

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BEAUTIFUL CITY

2040 Targets	Baseline & Measuring Success
Increase efforts to activate the Jordan River and Folsom Trails.	The portion of the Jordan River that dissects North Temple is zoned for mixed-use. There is no additional commercial or mixed-use zoning along the river.
Establish visually attractive and distinct gateways into the Northwest Community.	The ongoing 600/700 N reconstruction will create a new visually attractive and distinct gateway.

	Resources			
Initiative	Staff	Finances	Time	Community
Identify streets in the Northwest neighborhood that could serve as key gateways into the Northwest Community that consider the culture and unique characteristics of each neighborhood.	◐	●	◐	◐
Work with City Departments to apply right-of-way standards that would support the creation of city gateways.	◐	●	◐	◐
Explore incorporating art features into city-funded projects.	○	○	○	○
Include activation requirements for development near the Jordan River and along Folsom Trail, requiring elements such as river-facing windows and doors, riparian corridor-friendly landscaping, and outdoor amenities.	◐	○	◐	○
Identify nodes along the Jordan River and Folsom Trails where small-scale mixed-use zoning could help promote placemaking.	◐	○	◐	○
Support people-oriented lighting around mixed-use nodes.	◐	◐	◐	○

PRESERVATION

2040 Targets	Baseline & Measuring Success
Increase the number of properties listed on the National Register of Historic Places.	There are currently five properties individually listed on the National Register of Historic Places. The community contains a portion of the Northwest National Register District.
Ensure city-owned historic resources are actively maintained and preserved.	The Fisher Mansion is currently vacant and boarded.

	Resources			
Initiative	Staff	Finances	Time	Community
Identify priority areas for reconnaissance-level surveys and intensive level surveys to help aid in any designation efforts.	◐	◐	●	●
Support neighborhood initiatives to create new National Register of Historic Places Districts or Local Historic Districts.	◐	◐	◐	●
Support partnerships to assist property owners with survey and designation efforts.	◐	◐	◐	●
Provide access to city-funded workshops that promote the historic preservation and renovation of historic structures within the community.	●	● ◐	◐	●
Support informational programs that promote historic structures within the Northwest Community.	◐	○	◐	◐
Increase awareness of Building Preservation Incentives by providing educational opportunities to property owners and developers and proactively identifying properties that may benefit from the incentives.	○	○	○	○
Support partnerships for the successful adaptive reuse of the Fisher Mansion.	◐	●	●	◐

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ARTS & CULTURE

2040 Targets	Baseline & Measuring Success
Increase the total number of cultural community events celebrating the diversity in the Northwest neighborhood.	The Northwest Community currently has nine cultural events a year. **These events include the following:** • State Fair • Days of 47 Rodeo • Kilby Block Party • Rose Park Street Festival • Rose Park Crop Swap • Acoustic Music Stroll Along the JRPT • Monster Block Party • Day Riverside Dia de los Muertos Festival • Cross E Ranch Fall Festival
Utilize placemaking art and signage to celebrate the diverse identity and history of the Northwest Community.	North Temple Boulevard has a small amount of placemaking art.
Increase public art in the Northwest Community.	The Northwest Community has 5 public art pieces

Ongoing	*Low*	*Medium*	*High*
✳	○	◐	●

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	Resources			
Initiative	Staff	Finances	Time	Community
Collaborate with neighborhood stakeholders to bring more cultural events to the Northwest neighborhood – i.e., block parties, art shows, and holiday celebrations.	◐	◐	◐	●
Explore bringing a farmers' market to the Northwest neighborhood.	◐	●	●	●
Identify streets that can be designated as cultural corridors, where art and culture efforts are focused.	◐	◐	◐	◐
Identify a pathway to revive a youth arts program.	◐	●	◐	●
Continue to support the Project Support Grants: a neighborhood grant program to promote local murals, pop-up performances, and cultural events.	◐	◐	◐	●
Increase opportunities to access arts and culture by easing land use regulations.	○	○	○	○

EQUITY

2040 Targets	Baseline & Measuring Success
Improve access to healthy, fresh, and affordable food within the community.	Three grocery stores exist in the community.
Ensure that zoning supports new medical facilities.	There are four existing medical facilities within the community.
Continue to support the implementation of Thriving in Place.	Thriving in Place initiatives are implemented.

Ongoing	Low	Medium	High
✳	○	◐	●

	Resources			
Initiative	Staff	Finances	Time	Community
Partner with established and trusted organizations in the area, such as Wasatch Community Gardens, to improve fresh food access.	◐	●	●	●
Support improving the existing grocery stores in the community.	●	◐	●	●
Bring a local farmers' market to the Northwest, prioritizing vendors who accept SNAP and other subsidies benefiting low-income families.	●	●	●	●
Support programs to improve access to healthcare for uninsured individuals.	◐	●	◐	●
Consider including medical care facilities in city-funded projects.	◐	●	◐	○
Support models for mobile or pop-up clinics that can bring essential preventative and basic care directly to Northwest residents.	●	●	●	◐
Work with local schools to provide increased language support and resources for students and parents who speak a native language other than English.	◐	◐	◐	◐
Implement measures outlined in 'Thriving in Place' to mitigate displacement of current residents that might historically occur through new development or cost of housing incentives.	✳	✳	✳	◐
Increase accessibility by increasing ADA compliant housing and mobility options.	◐	◐	◐	◐

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ECONOMY

2040 Targets	Baseline & Measuring Success
Adopt zoning policies that promote the growth of small-scale neighborhood retail.	Increase in number of small businesses located within the Northwest Community.
Provide financial subsidies for businesses that can fill gaps in existing retail offerings.	
Continue to support Economic Development's efforts as outlined in the North Temple Economic Action Plan.	

	Resources			
Initiative	Staff	Finances	Time	Community
Support zoning amendments to integrate small-scale commercial and mixed-use zoning along intersections and corridors in established neighborhoods to provide essential services and to remove unnecessary or outdated zoning regulations that are barriers to small businesses.	◐	○	◐	○
Implement design and branding strategies to establish commercial nodes with a strong sense of identity and community.	●	◐	●	●
Explore allowing Accessory Commercial Uses.	◐	○	◐	○
Allow previous commercial buildings in residential-zoned neighborhoods to re-establish commercial/retail use.	○	○	○	○
Utilize Neighborhood Business Improvement Program (NBIP) aka Facade Grants.	○	◐	○	○

	Resources			
Initiative	Staff	Finances	Time	Community
Partner with local community-based organizations, small businesses and resident focus groups to develop branding ideas for commercial nodes that reflect the cultural and community identity of the Northwest.	◐	○	◐	◐
Ensure zoning regulations result in pedestrian friendly spaces and amenities that facilitate social interaction.	◐	○	◐	○
Incorporate public art, sculptures, murals, or installations that reflect the community's history, culture, and values into near business corridors.	◐	●	◐	◐
Support the existence and expansion of agricultural tourism opportunities.	◐	○	◐	◐
Facilitate the creation of a North Temple Development Task Force to keep property and business owners updated on current development and potential interruptions in service and access.	◐	●	◐	◐
Consider the creation of a special assessment area in the North Temple District to finance infrastructure improvements and provide on-going services such as economic promotion activities and additional security.	●	◐	●	●
Support the Community Reinvestment Agency in operating a retail sub-leasing program in the North Temple area in which Salt Lake City would enter into long-term lease agreements of vacant ground-floor retail spaces and find eligible local retail businesses to fill the spaces.	✳	✳	✳	✳

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GOVERNMENT

2040 Targets	Baseline & Measuring Success
Increase number of residents participating in government process.	Success will be measured by the number of implemented initiatives.
More equitable responses to zoning enforcement and city maintenance.	

	Resources			
Initiative	Staff	Finances	Time	Community
Utilize online engagement tools.	✳	✳	✳	✳
Provide opportunities for non-English speakers to participate in public processes and meetings with provided translators.	✳	◐	✳	○
Consider modifying the timing, location and types of public meetings that seek public input to ensure there are opportunities to participate at their convenience and on their schedules.	○	○	○	○
Translate public facing materials.	◐	○	○	○
Support an equitable percentage of capital funding spending in underserved or historically excluded areas.	◐	◐	◐	○
Track zoning enforcement to ensure it is equitable across the city.	◐	○	◐	○
Increase partnerships with schools, libraries, and learning institutions to increase civic knowledge on citywide issues and solutions.	◐	○	◐	◐
Increase access to public employees and elected officials by more participation in local events.	✳	○	✳	◐

WATER SMART UTAH

2040 Targets	Baseline & Measuring Success
Update water supply and demand plans every five years to maintain an understanding of the effect current development has on water demand and water infrastructure needs.	Success will be measured by the number of implemented initiatives.
Update zoning regulations to reduce the amount of water demand and per capita water use for future development.	
Promote sustainable landscaping practices to reduce outdoor water use and stormwater runoff.	

	Resources			
Initiative	Staff	Finances	Time	Community
Support decreased lot size and configuration standards.	✳	○	◐	○
Allow increased density where appropriate in order to maximize development and water efficiency.	◐	○	◐	○
Support Community programs, policies, and regulations that can reduce water use.	○	○	◐	●
Consider prohibiting land uses that consume large amounts of water.	◐	○	◐	○
When needed, require new development to contribute water to increase the supply of water.	◐	○	◐	○
Consider incentives for new and existing developments to utilize low-water demand landscaping and fixtures.	◐	○	◐	○

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WATER SMART UTAH

Initiative	Resources			
	Staff	Finances	Time	Community
Water wise landscaping that limits the use of high-water consuming turf and prohibits turf on steeper slopes, in small, landscaped areas, and in park strips.	✳	○	◐	○
Prioritize the maintenance, watering, and planting of trees.	◐	◐ ●	◐	◐
Reduce the amount of water used to irrigate park strips within city rights of way through elimination of overwatering and water waste.	✳	◐	◐	◐
Promote the maintenance and update of irrigation systems to reduce water waste.	◐	○	◐	◐
Establish regulations that reduce storm water runoff, including appropriate grading, landscaping, and limits on impervious surfaces.	◐	○	◐	◐
Support actions that can reduce the city's use of water at city facilities and in city operations.	◐	◐	◐	○

Initiative	Resources			
	Staff	Finances	Time	Community
Reduce areas planted in high water using turfs that are non-functional activity areas.	◐	◐	◐	○
Continue to invest in upgrades to the city's water infrastructure to reduce water loss from aging or leaking pipes, including irrigation systems at city facilities.	●	●	●	○
Continue investing in upgrades to the city's stormwater infrastructure, including rivers and streams, to support more water flowing to the Great Salt Lake.	●	●	●	○
Implement water saving techniques at Rose Park Golf Course.	◐	●	●	○
Implement green infrastructure along the Jordan River.	◐	●	●	○

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COMMUNITY PLAN AMENDMENTS

Changes to the Community Plan may be requested to address changing conditions, new opportunities, and unforeseen circumstances. As such, the Community Plan must be a living, flexible document, allowing for changes that ultimately assist in enhancing and implementing the community's vision. It is necessary, therefore, to establish a fair, orderly, and well-defined process to govern how amendments occur.

Community Plans are part of the City's General Plan and thus, any changes to the Community Plan are considered General Plan amendments.

Amendments may propose a change in the land use designation for a particular property or changes to the Community Plan's policies and text. Amendments to the General Plan are subject to the established review process and community benefit requirements.

EXISTING CITY TOOLS

This section includes a brief list of tools that are not currently used but the city may consider establishing after weighing the pros and cons of doing so. Some of these tools may require changes to state law, city policy, or new resources, to establish, manage and administer. As with any city program, the cost of establishing these tools should be considered to determine if they are worthwhile.

There are numerous tools that are used in cities nationwide to help implement community plans. Most tools involve some revenue source, usually an additional tax or capture of existing tax, that is used to pay for infrastructure improvements, stimulate new development, historic preservation, create or retain jobs, job training, and other purposes that are similar to the goals and actions found in the Downtown Master Plan.

This list is not meant to be all inclusive or definitive but is intended to identify possibilities that may make it easier, more cost effective and speed up the implementation of this plan. This list does not include federal programs that support local government.

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TRANSPORTATION DEVELOPMENT DISTRICTS

A Transportation Development District is a tool that increases property taxes within a defined area to support transportation improvement projects. Most often, these are used to fund the building of transit lines. They are typically approved by vote of residents living within the defined area. They are often managed by a city department with funding allocations approved by the legislative body.

PROPERTY TAX ABATEMENT

Many communities use property tax abatements to incentivize new development. This requires coordination with multiple government agencies. Typically, a project has to meet minimum thresholds to qualify, such as investments over a certain amount or creation of a minimum number of jobs that exceed the city's median income. Abatement areas and the process to qualify, review and approve are established by ordinance. These programs run the risk of negatively impacting the city's revenues generated by property taxes and could impact the manner in which property taxes are calculated.

EXPANDED ZONING INCENTIVES

Salt Lake City currently uses zoning incentives in the Affordable Housing Incentives and the Building Preservation Incentives programs. The AHI program incentivizes affordable housing development through offering additional height and density in exchange for rental restrictions.

The BPI program incentivizes preserving existing building stock by permitting new uses, additional density, height and zoning flexibility. New types of incentives could be explored to increase the number of 3+ bedroom units and family friendly amenities. Zoning incentives require staff expertise and administration in City Hall.

HISTORIC PRESERVATION GRANTS & LOANS

Similar to the federal program, some cities utilize grants and loans to encourage historic preservation and adaptive reuse of historic buildings. These are generally funded out of the general fund and eligible properties are those that are locally listed as a cultural resource. It is possible that a fund could be established to apply to any building that may be historic but is not listed. This tool requires funding and the allocation of staff resources to administer the program.

WORKFORCE HOUSING

Workforce housing programs are often ways to help fund housing in qualifying census tracts. This tool works well in areas with lower property values and may work in some parts of the Northwest Community. Senior housing often qualifies for this funding source.

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