



NORTHWEST QUADRANT COMMUNITY PLAN

“Creating a Sustainable Community”

November 26, 2007

EDAW | AECOM





PRESENTATION AGENDA

I. PROCESS

II. THE VISION

III. THE FRAMEWORK

IV. HOW WELL DID WE DO?

V. QUESTIONS



PROCESS

PROJECT PROCESS

PHASE 1: ASSESSMENT

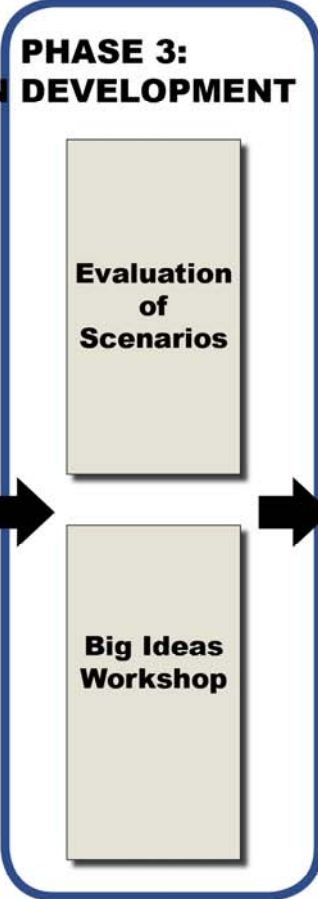
- Project Kickoff**
- Inventory & Analysis**
 Information Gathering/ GIS Review, Inventory, & Evaluate Existing Conditions & Services
 Update Existing Land Use Database
 Map Natural Resources Info
 Demographic & Economic Forecasts
 Review Airport Constraints
- Stakeholder Interviews
- Opportunities & Constraints**

PHASE 2: VISIONING

- Public Participation Plan**
- Vision Workshop
- Vision Statement & Goals**

PHASE 3: PLAN DEVELOPMENT

- Additional Studies**
- Environmental Restoration
- Wildlife
- Hydrology
- Values Study
- Transit
- Market Analysis



- Evaluation of Scenarios**
- Big Ideas Workshop**

PHASE 4: PLAN ADOPTION

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- Public Hearing
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- Public Hearing

Public Involvement

50+ Stakeholder Interviews, Focus Groups, Staff Presentations to Community Groups, TRC Committee, MPAC Committee, Public Meetings, Public Hearings, Media Outreach (TV, press releases, phone calls, correspondence)

PUBLIC INVOLVEMENT TO DATE

- 14 Master Plan Advisory Committee and Technical Resource Committee Meetings
- Over 60 Stakeholder Interviews
- 2 Public Workshops
- Chamber of Commerce Presentation
- Property Owner/ Environmental Community Meetings, Property Owner Charettes, Site Visits
- City Council Briefings & Planning Commission Updates

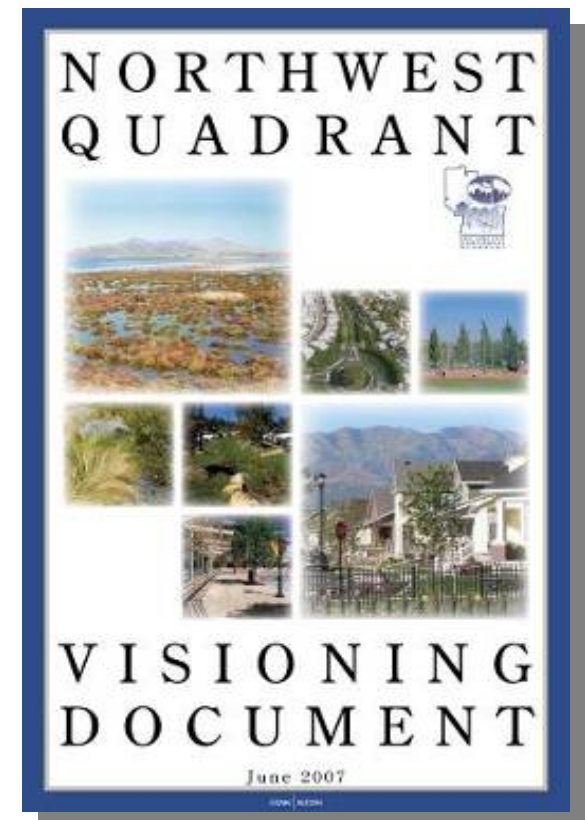




VISION
FOR A
SUSTAINABLE
COMMUNITY



At Workshop I
we defined the
components and
Vision of a
sustainable
community



THE NORTHWEST QUADRANT VISION

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

- balance and integrate the **social, economic and environmental** components of the community,
- meet the needs of existing and future generations,
- respect the needs of other communities in the region, and
- preserve and enhance natural ecological functions.

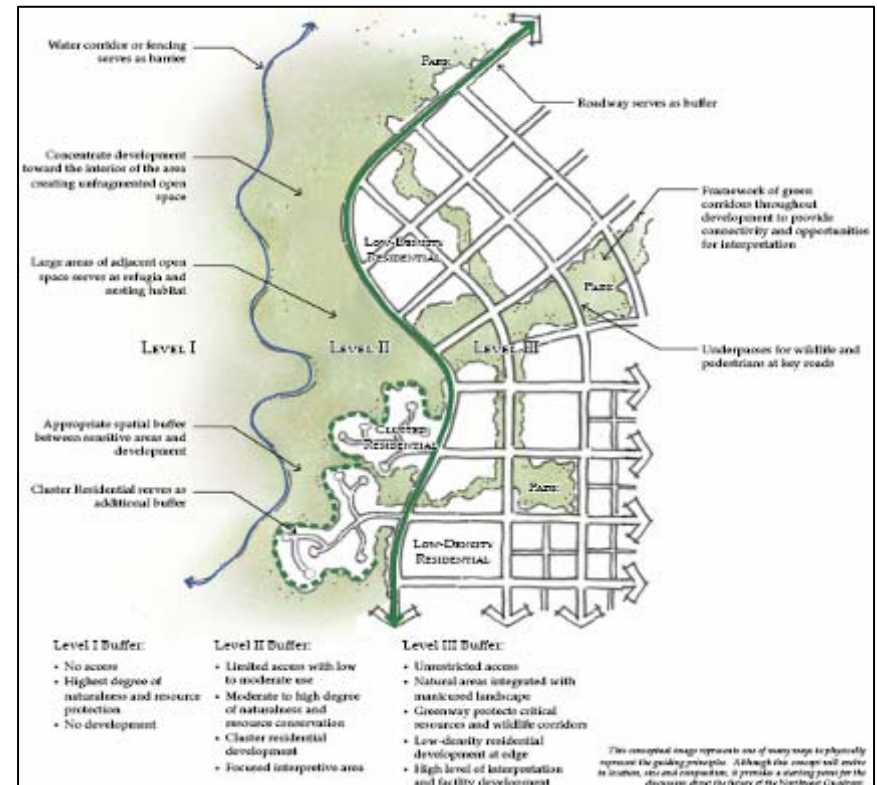


ENVIRONMENTAL ATTRIBUTES

“Protect ecological systems.”

GUIDING PRINCIPLES

- Preserve and enhance natural ecological functions.
- Conserve and manage native plant and animal communities to maintain ecosystem functions.
- Restrict development within the 100-year floodplain.
- Minimize hazards related to geology, soils, groundwater, industrial activities, and hazardous materials.
- Determine appropriate buffers between habitat and development areas.



NEIGHBORHOODS

“Create residential communities that allow residents to live, work and play in their neighborhoods, and foster a sense of community.”

GUIDING PRINCIPLES

- Design communities to encourage social interaction and support family and community relationships.
- Create vibrant, safe, integrated, and walkable neighborhoods.
- Provide housing densities that support use of alternative and public transportation.
- Include a variety of housing types and opportunities to enable a wide range of economic levels, age groups, and lifestyles to live within a community.
- Create neighborhood areas that provide attractive public spaces, such as civic spaces, community centers, parks, plazas, community gardens, and natural open space.
- Cluster residential development to minimize land consumption and create quality environmental conservation areas.



Cluster Residential



Low Density Residential



Medium Density



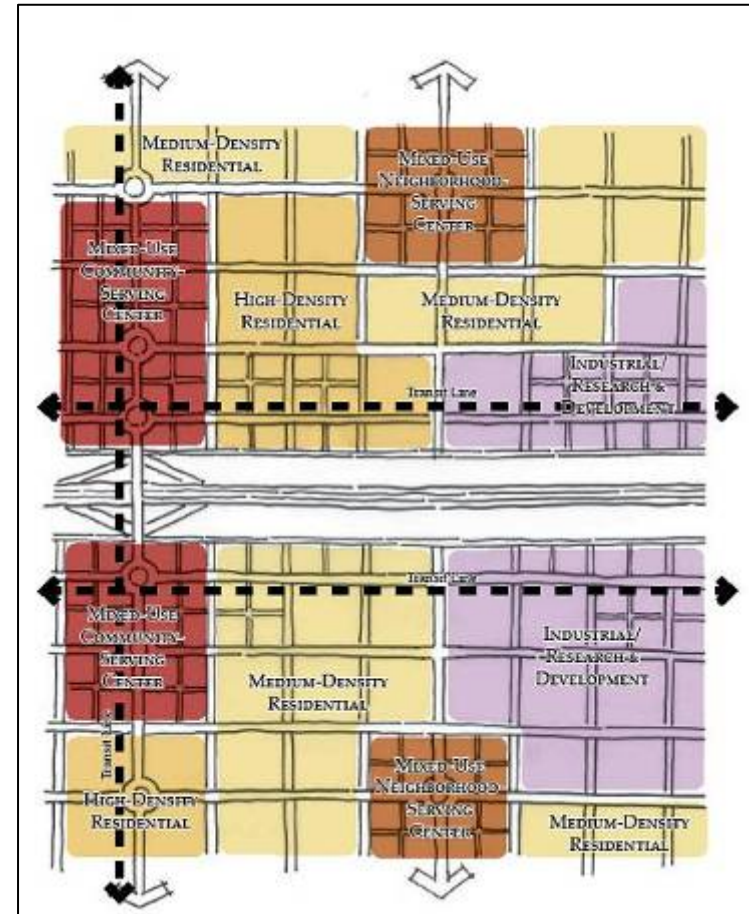
High Density Residential

ECONOMIC DEVELOPMENT

“Encourage a balanced community with a diversity of employment opportunities.”

GUIDING PRINCIPLES

- Create a hierarchy of pedestrian oriented, mixed-use neighborhood and community-serving centers with a diversity of commercial, office, employment and housing opportunities.
- Preserve areas for future industrial, manufacturing, research or distribution.
- Preserve areas for future airport expansion and airport related industry.
- Create economic opportunities by linking the location of jobs with transportation and housing options.
- Concentrate commercial and industrial development near major transportation corridors.
- Encourage industrial and manufacturing uses adjacent to I-80 and around the intermodal rail facility.



Mixed-Use Centers (Commercial, Housing, and Office)



Industrial/ Research & Development

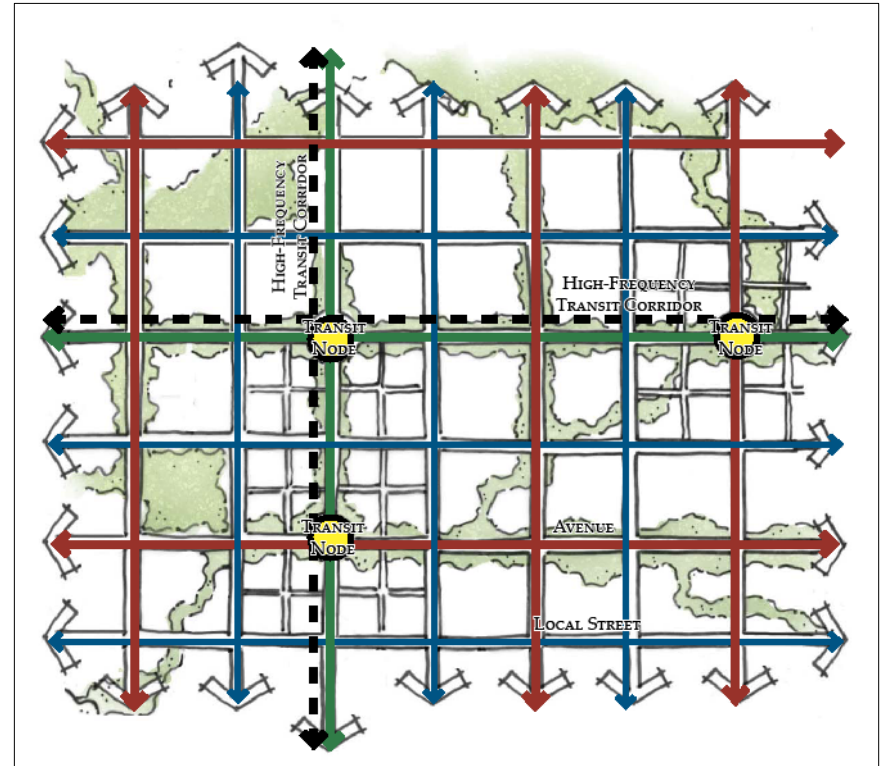


MULTI-MODAL TRANSPORTATION

“Establish and maintain a balanced multi-modal transportation system that provides effective, efficient, and safe mobility for residents.”

GUIDING PRINCIPLES

- Encourage growth along existing and planned transportation corridors and transit nodes.
- Increase land use densities at major bus and rail transit nodes along transit corridors.
- Connect new residential areas with the West Bench Community and other areas of the City.
- Purposefully integrate urban form and the transportation network.
- Promote development that is transit, pedestrian, and bicycle friendly.
- Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity and transit ridership.



Transit Nodes & Lines



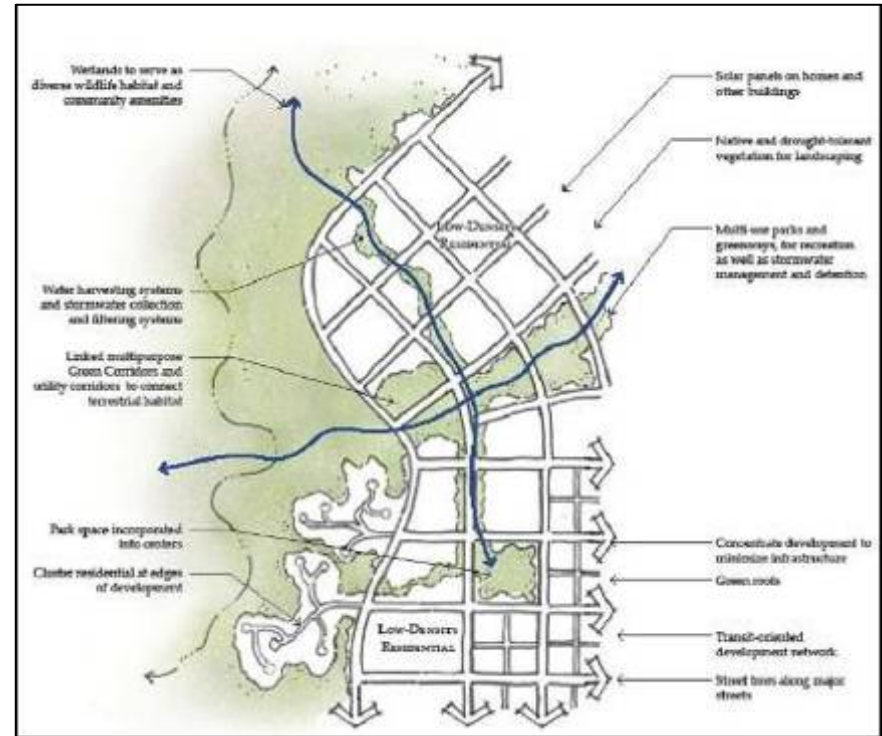
Street Network

GREEN DESIGN

“Conserve water and energy resources, enhance air and water quality, and protect natural environments.”

GUIDING PRINCIPLES

- Encourage construction that utilizes green building technologies and practices.
- Encourage use of energy efficient infrastructure, such as energy efficient street lights, traffic light, waste and wastewater pumps, and treatment systems.
- Enhance energy efficiency by using passive and active solar strategies and natural cooling.
- Implement a stormwater management plan that infiltrates, reuses, or evapotranspirates runoff to prevent flooding and promote aquifer recharge.
- Create compact land use patterns to support transit and pedestrian circulation.
- Locate greenways to provide an infrastructure for green technologies, and to provide a connection between residents and the natural environment.

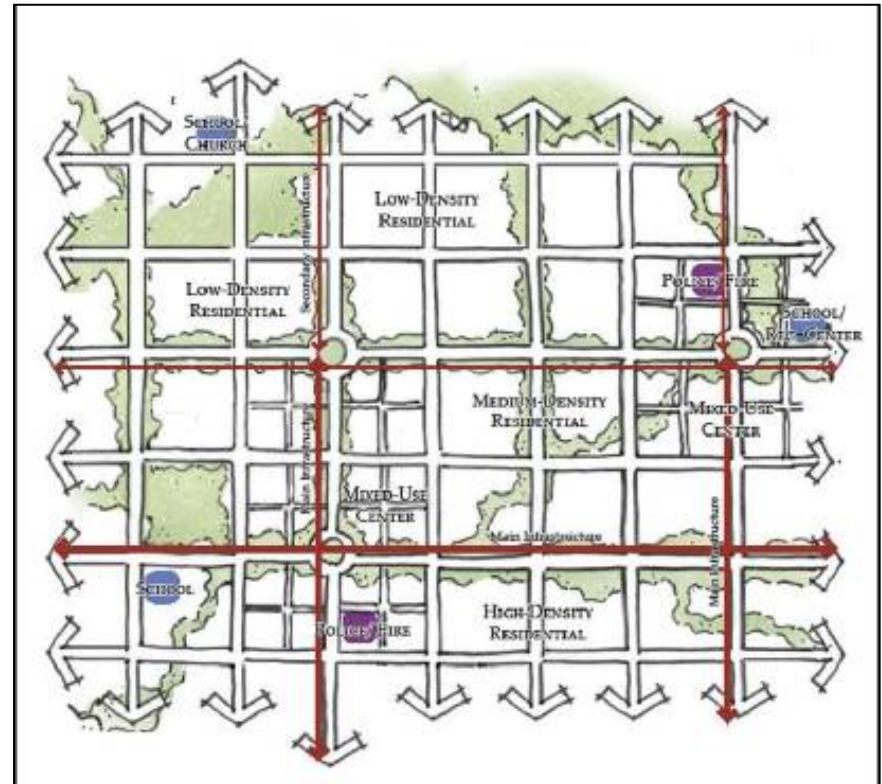


PUBLIC SERVICES

“Provide coordinated and efficient public services within the area.”

GUIDING PRINCIPLES

- Create reliable, cost-effective, environmentally sustainable systems of utilities, public facilities, and services.
- Collaborate with adjacent townships and cities, various Federal, State, and County agencies, and appropriate service providers to provide coordinated and sustainable development of the region.
- Minimize public service costs by encouraging compact, clustered development.
- Encourage the integrated establishment of education facilities.
- Determine the appropriate size and location of educational facilities in proximity to homes, rapid transit routes, and/or civic amenities.
- Plan for police, fire, and emergency services that are staffed at appropriate levels.





**FRAMEWORK FOR A
SUSTAINABLE COMMUNITY**

BIG IDEAS TO MAKE THE VISION A REALITY

Three frameworks drive the Plan:



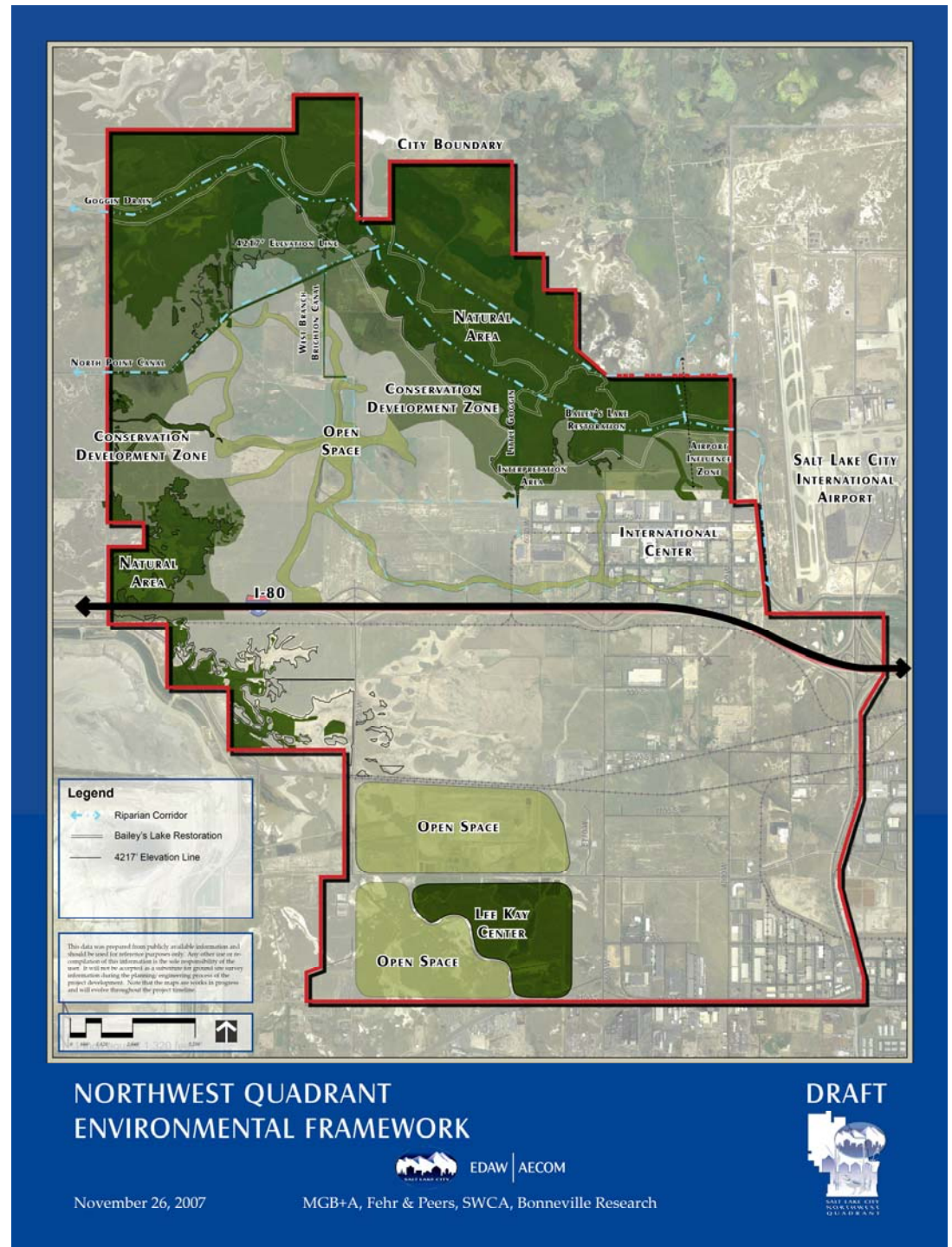
Overall Framework



**ENVIRONMENTAL FRAMEWORK
BIG IDEAS**

ENVIRONMENTAL FRAMEWORK CONCEPT

- Protect sensitive wetland areas
- Protect health, safety & welfare with no development below 4215' /4217'
- Buffer Bailey's Lake & the Inland Sea Shorebird Reserve (ISSR)
- Create a hierarchy of protected areas:
 - Natural Area
 - Conservation Development Zone
 - Open Space
- Create an internal greenway system
- Create open space areas at North and South
- Provide additional recreation and open space areas through reclamation efforts (land fills, etc.)
- Restore key areas such as Bailey's Lake
- Incorporate toolbox to determine buffers and barriers

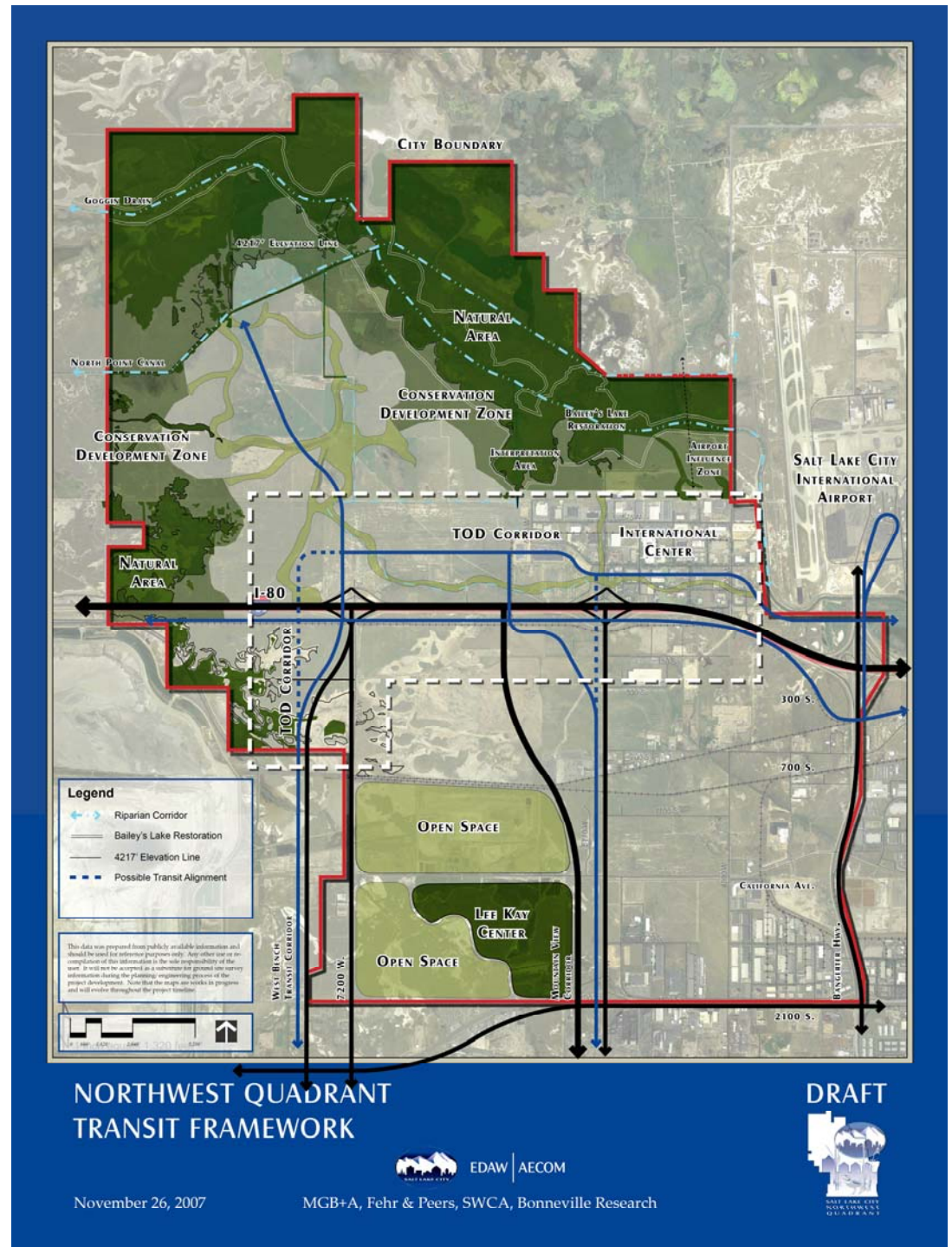




**TRANSIT FRAMEWORK
BIG IDEAS**

TRANSIT FRAMEWORK CONCEPT

- Implement proposed Mountain View Corridor & West Bench General Plan transit lines
- Incorporate a transit corridor with a high percentage of jobs within this area
- Build development framework around transit lines & stops
- Connect North & South with a new over or underpass
- Create transit loops
- Site transit to complement development
- Connect to Tooele County with a commuter train
- Concentrate transit system to maximize feasibility

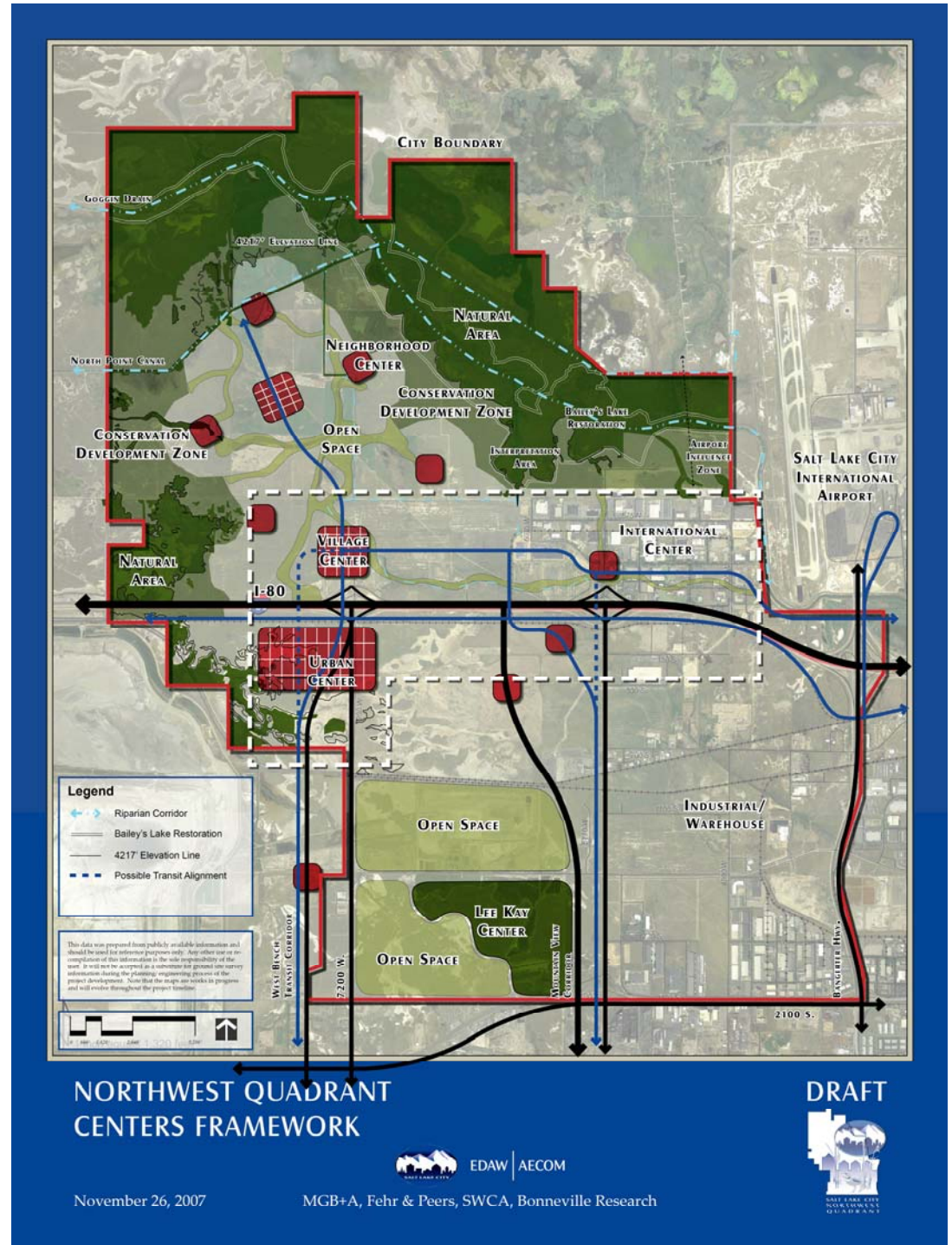




**CENTERS FRAMEWORK
BIG IDEAS**

CENTERS FRAMEWORK CONCEPT

- Incorporate 3 larger mixed-use centers
- Incorporate 2 high schools at North & South, and possibly a higher education center located in large centers
- Incorporate a series of smaller neighborhood centers
- Connect mixed-use centers with transit
- Connect centers at North and South with a new under/overpass

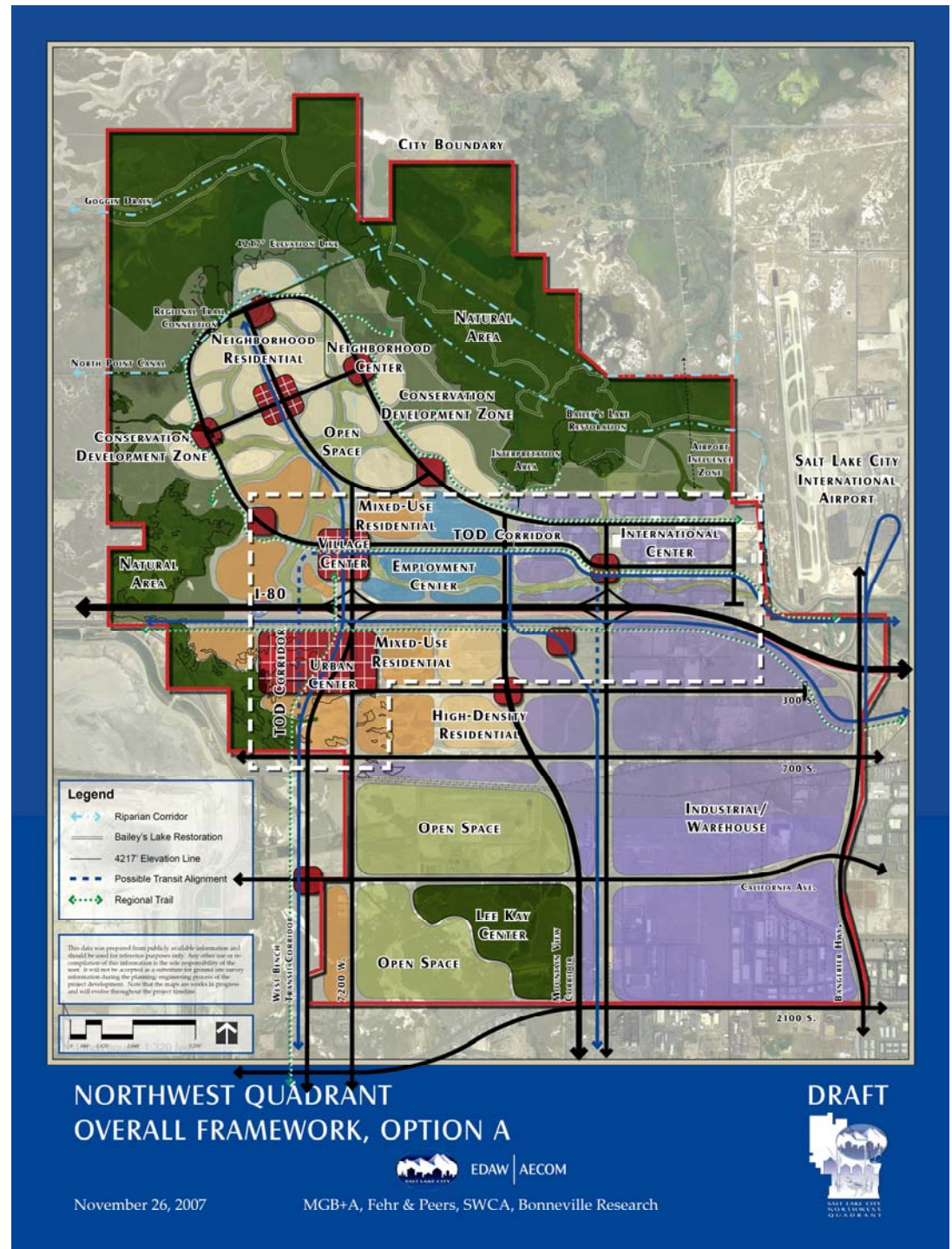




OVERALL FRAMEWORK
BIG IDEAS

OVERALL FRAMEWORK CONCEPT

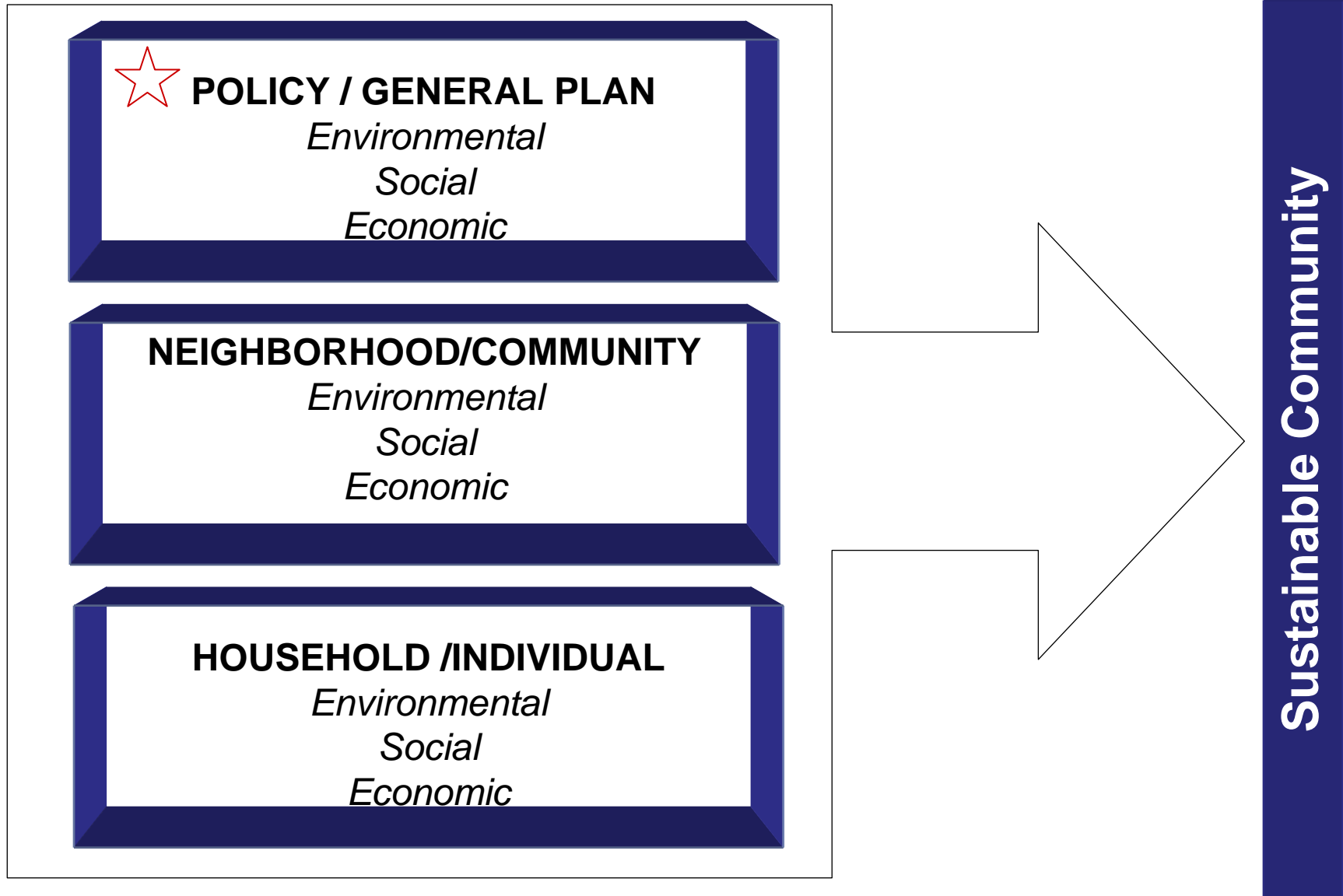
- Connect communities and form an edge to development with a loop road
- Focus development inward
- Incorporate a series of smaller neighborhood centers and neighborhoods
- Separate neighborhoods with open space connections and corridors
- Incorporate new transit-oriented development corridors
- Expand industrial base
- Incorporate different gateways to suggest different experiences





HOW WELL DID WE DO?

SUSTAINABILITY PRINCIPLES AND INDICATORS MUST HAPPEN AT ALL LEVELS



10 - POLICY LEVEL SUSTAINABILITY INDICATORS

ENVIRONMENTAL

1. *Amount of Protected Land*
2. *Types of Protected Land*
3. *Resource Protection*
4. *Major Emphasis on Restoration*

SOCIAL

1. *Infill, Redevelopment, and Contiguous Development*
2. *Ideal Neighborhoods*
3. *Access to Transit*

ECONOMIC

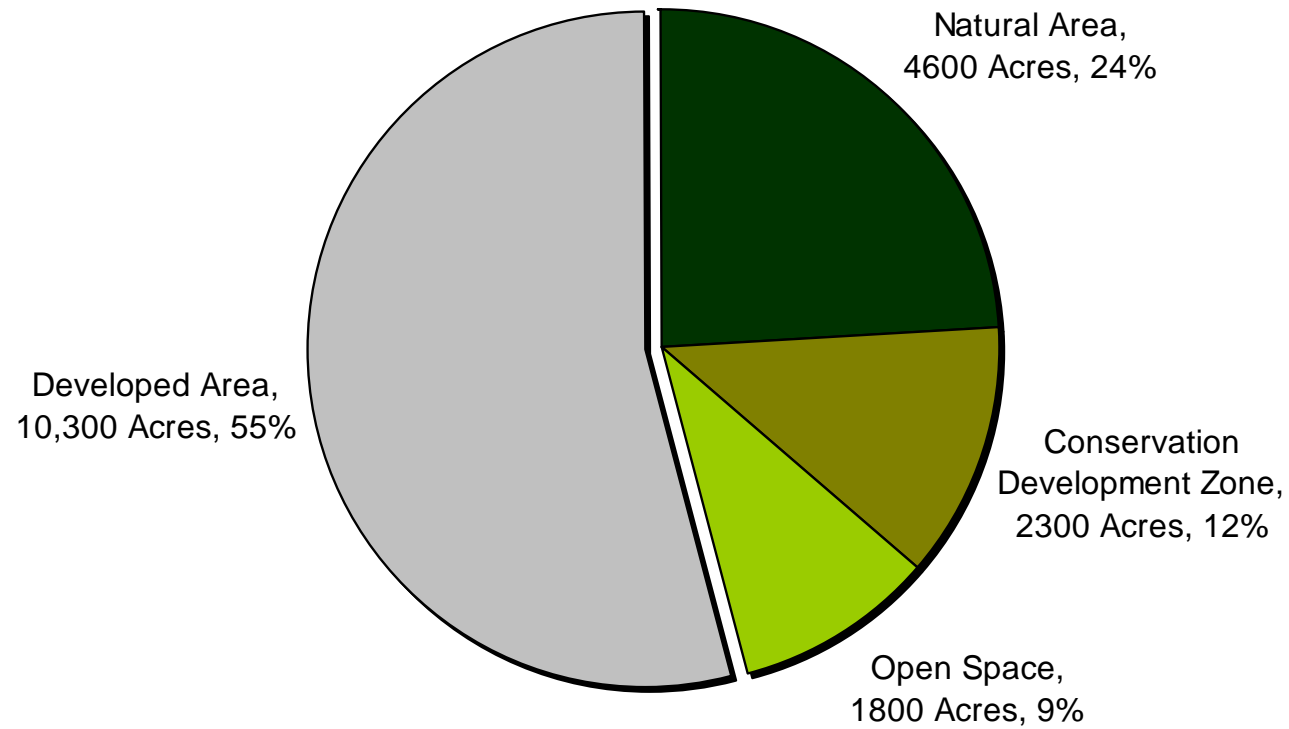
1. *Job/Housing*
2. *Job Creation*
3. *Creation of Centers*



**POLICY LEVEL
SUSTAINABILITY INDICATORS**

ENVIRONMENTAL INDICATOR # 1 : Amount of Protected Land

Protected Lands



ENVIRONMENTAL INDICATOR # 2 : Type of Protected Land

Natural Areas

- No Access
- No Human Activity
 - Natural Resource Focus
 - Mitigation/ Enhancement
 - Wildlife & Habitat Protection



ENVIRONMENTAL INDICATOR # 2 : Type of Protected Land

Conservation Development Zone

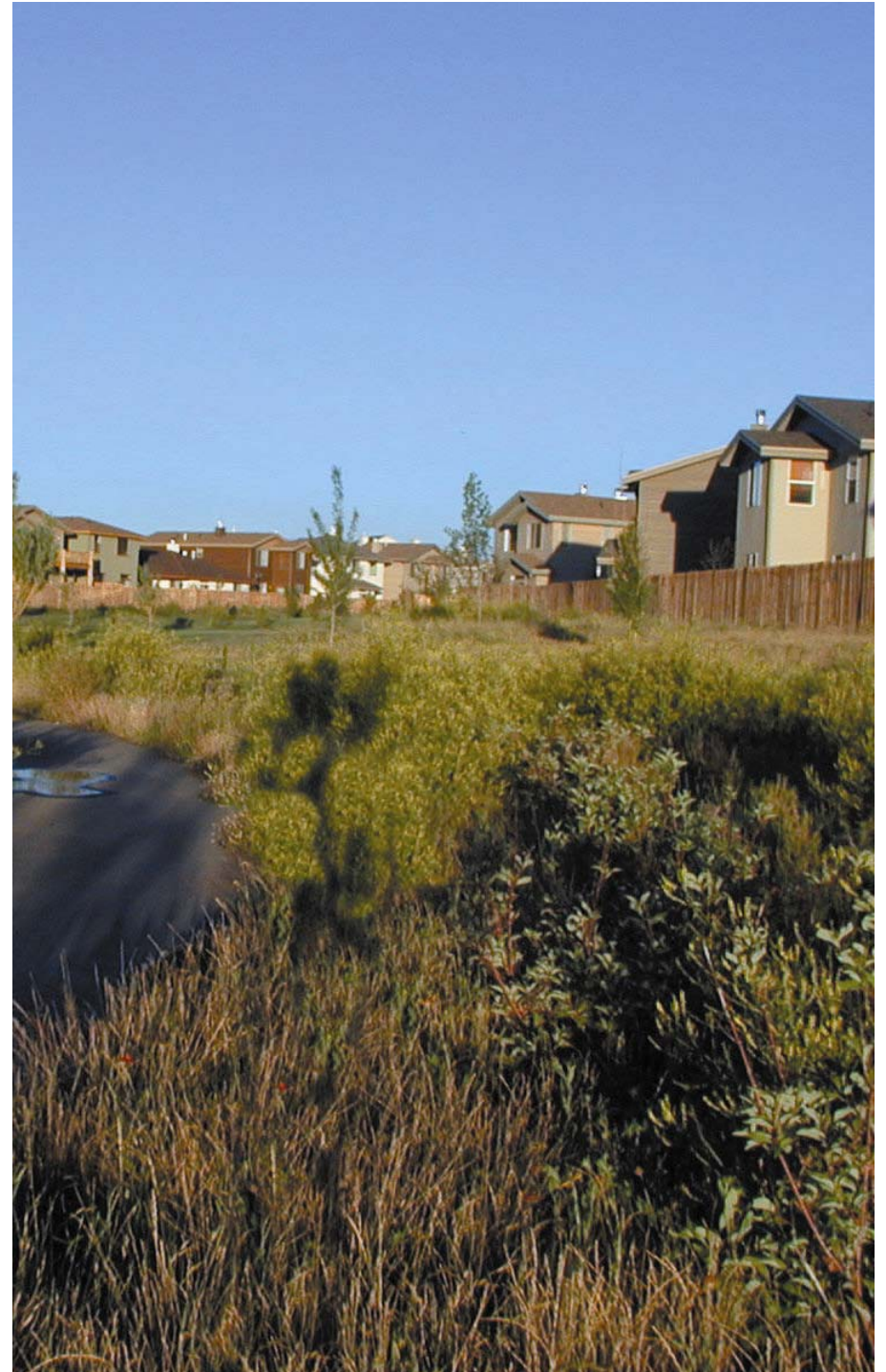
- Moderate Access
- Moderate Human Activity
 - Conservation-Oriented Neighborhoods
 - Upland Preservation
 - Buffers
 - Agriculture
 - Interpretation
 - Apply Toolbox



ENVIRONMENTAL INDICATOR # 2 : Type of Protected Land

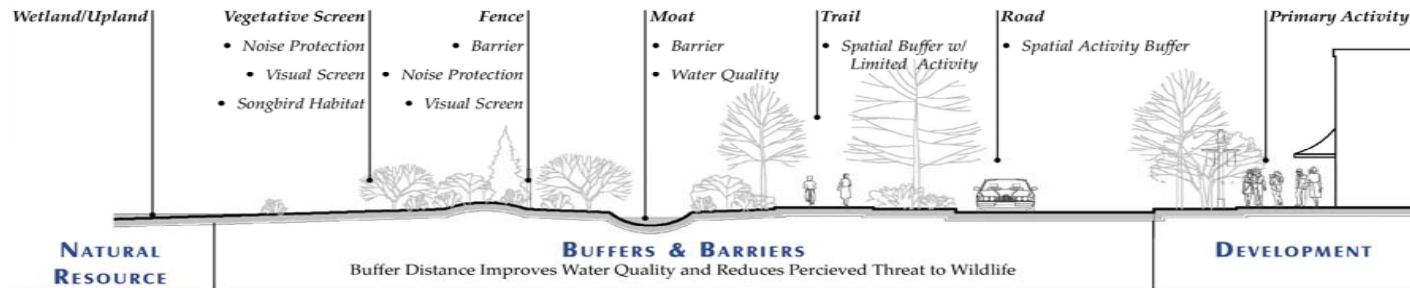
Open Space

- High Access
- High Human Activity
 - Multi-Purpose Corridor:
 - Active Recreation
 - Interpretation
 - Parks/Trails
 - Community Gardens
 - Stormwater Detention/Utilities
 - Defines Community's Identity
 - Community Separators



ENVIRONMENTAL INDICATOR # 3: Resource Protection

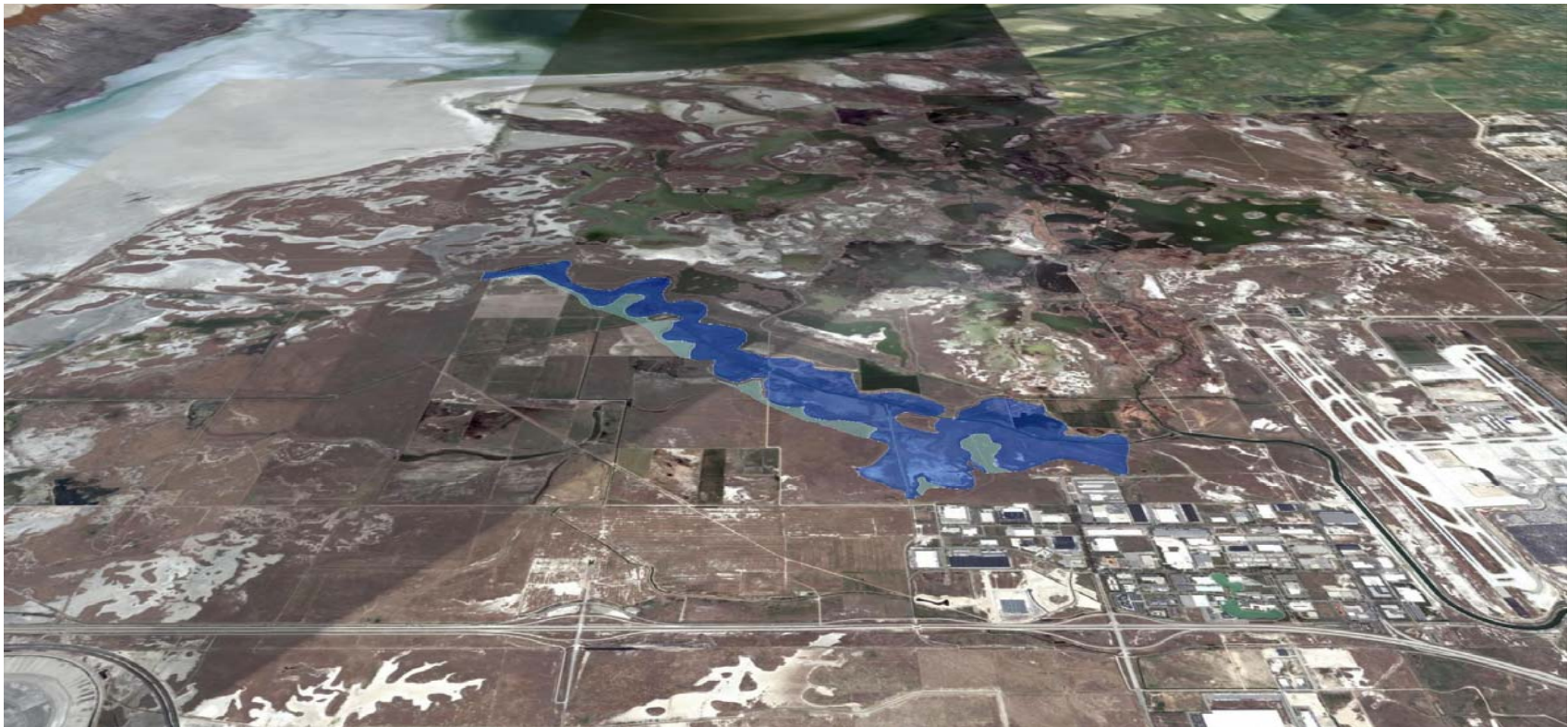
- A Resource Protection Toolbox....



NATURAL RESOURCES	BUFFERS	BARRIERS	EXAMPLES OF LAND USE INTENSITY
<i>Existing Site Conditions:</i>	<i>Buffers should protect wetlands and wildlife from the effects of adjacent land use</i>	<i>Barriers should:</i>	
<ul style="list-style-type: none"> • Low Functioning Playa • High Functioning Playa • Evaporative Basin • Salt Basin • Canal • Freshwater Marsh • Suitable Long-billed Curlew Habitat (Upland) 	<ul style="list-style-type: none"> • Water Quality • Sediment • Nutrients & Metals • Moderate stormwater runoff • Reduce Perceived Threat • Reduce Noise • Invasive Species • Provide Edge Habitat • Provided Suitable Long-billed Curlew Habitat (Upland) 	<ul style="list-style-type: none"> • Restrict Access • Screen Land Use Activity • Attenuate Noise • Reduce Light • Restrict Domestic and Feral Animals 	<ul style="list-style-type: none"> • High Impact Development <ul style="list-style-type: none"> • High-Density Residential • Active Recreational Uses • Medium Impact Development <ul style="list-style-type: none"> • Low to Medium-Density Residential • Commercial Uses • Office Uses • Passive Recreational Uses • Low Impact Development <ul style="list-style-type: none"> • Light Industrial Uses • Interpretational Areas • Open Space with Restricted Access • Cluster/ Conservation Development

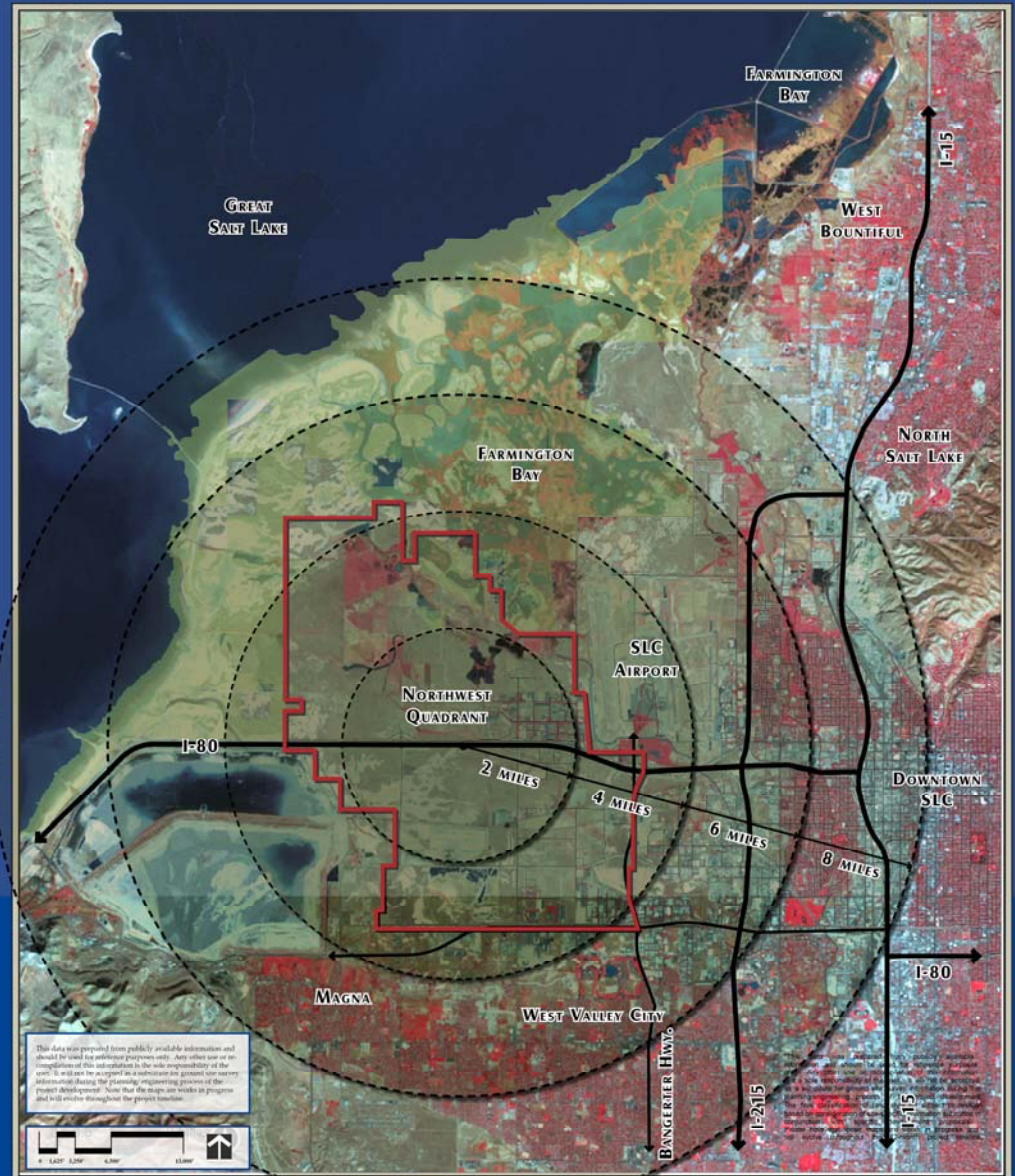
ENVIRONMENTAL INDICATOR # 4: Major Emphasis on Restoration

- For example, restoration of the Bailey's Lake complex (1,300 acres) would enhance conditions for many species
- Other restoration areas for mitigation



SOCIAL INDICATOR # 1: Infill, Redevelopment and Contiguous Development

- The 2007 Update to the Envision Utah Values Study found:
 - People prefer future growth within existing communities
 - When confronted with increased density in existing communities, people prefer new town centers
- The NW Quadrant is Wasatch Front's largest infill opportunity
- The NW Quadrant is SLC's largest redevelopment and reuse of underutilized lands



NORTHWEST QUADRANT
REGIONAL CONTEXT MAP

S O C I A L

I N D I C A T O R # 2 :

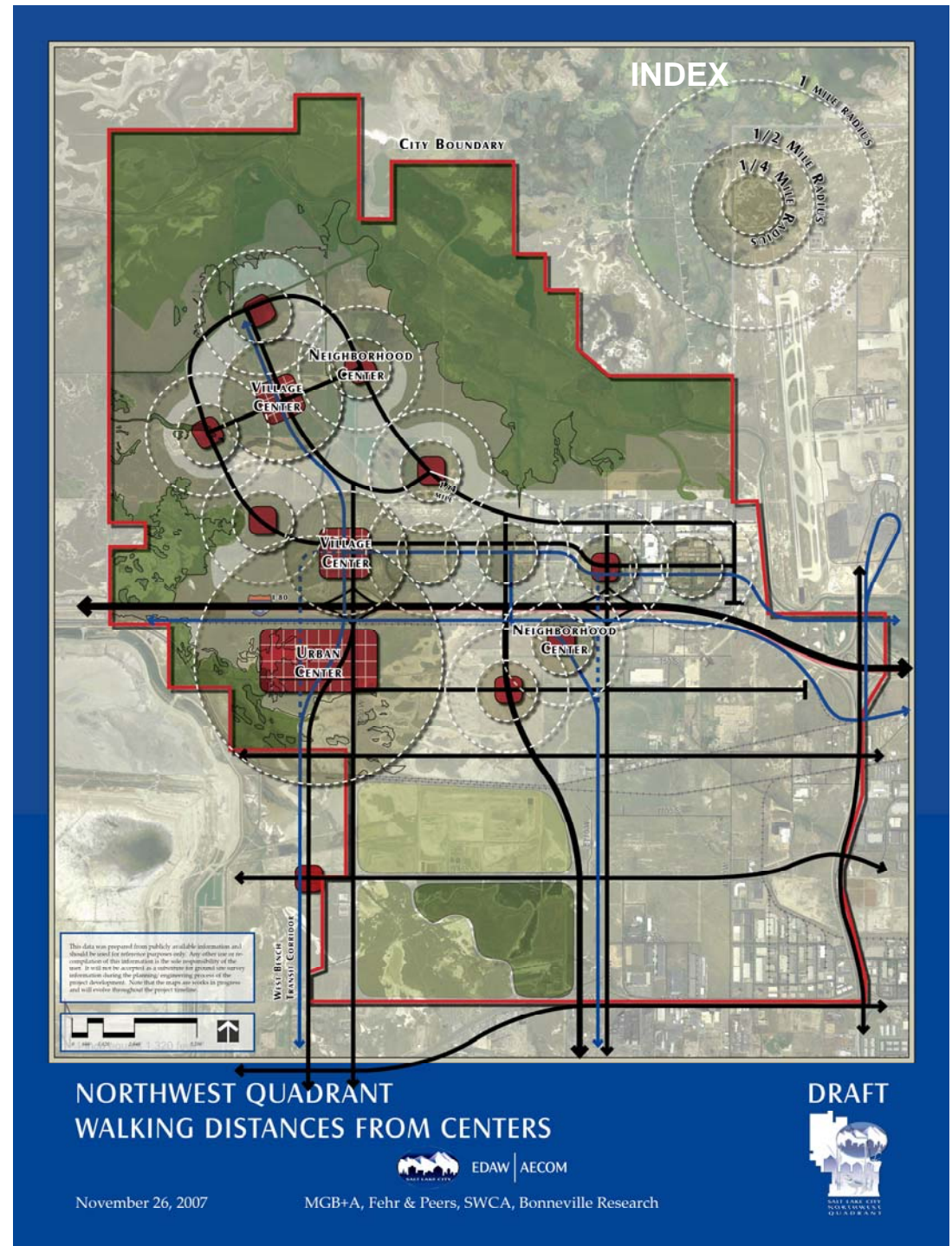
Ideal Neighborhoods

- Ideal Community Preferences based on 2007 Values study:
 - **Housing Type:** Mix of moderate single family homes and town homes
 - **Neighborhood Age/ Life Stage Mix:** Neighbors who are mix of ages and family stages
 - **Public Transportation Options:** Public bus, rail, and TRAX nearby
 - **Type of Community:** Village
 - **Size of Yard:** Homes with a variety of yard sizes
 - **Open Space:** Public parks and gardens, recreational fields, playgrounds, nature preserves, and trails all nearby
 - **Architectural Design:** Custom units with unique architecture and design



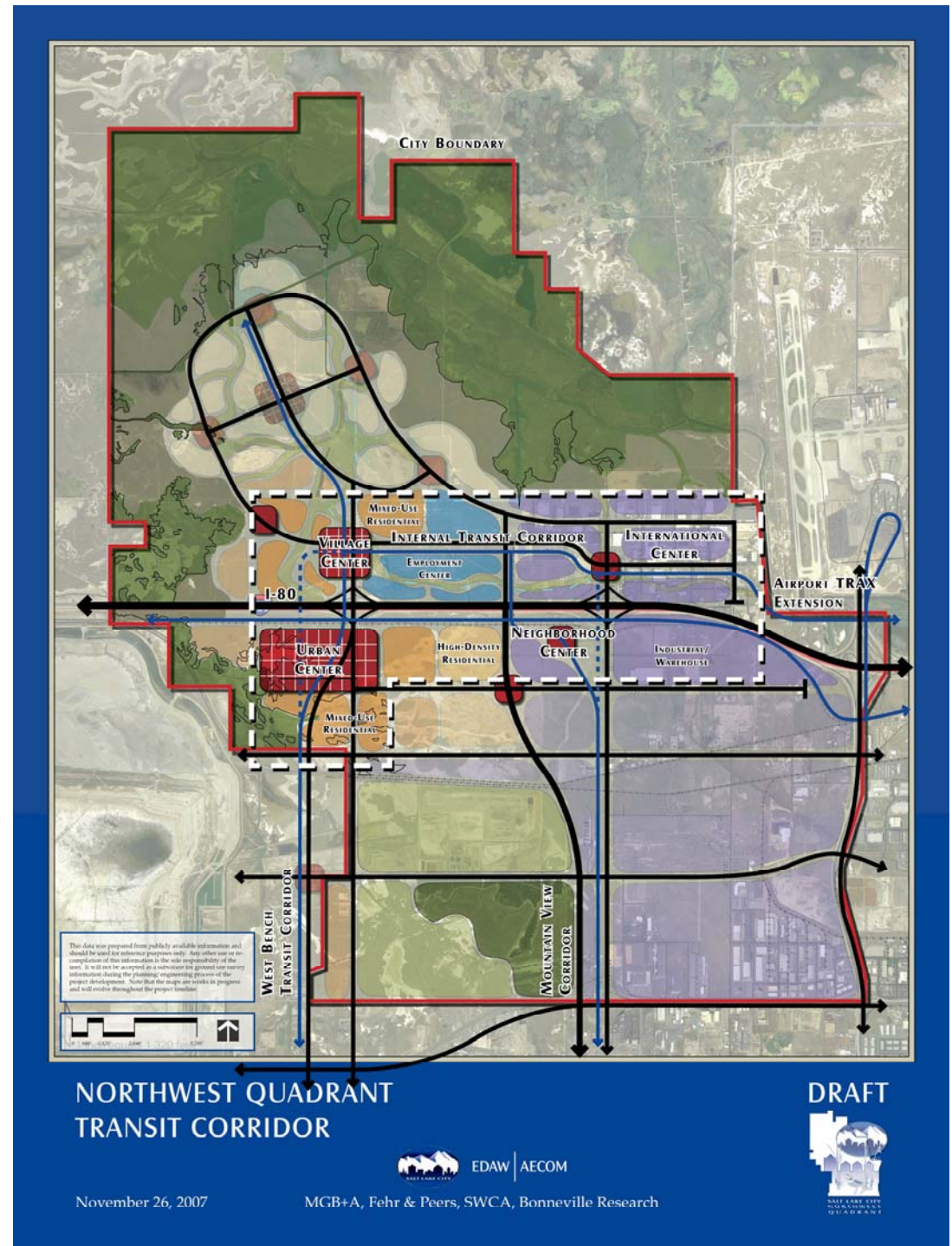
SOCIAL INDICATOR # 2: Ideal Neighborhoods

- Convenience is Important:
 - Grocery stores, gas stations, schools, parks and recreation, libraries, and hospitals are all desired within 10 minutes from home
- Within the Northwest Quadrant:
 - Majority of residential areas are within walking distance of a Neighborhood Center
 - Neighborhood Centers will consist of higher-density residential, an elementary school, park, retail and commercial areas
 - Majority of industrial and commercial areas are located within walking distance of a transit station



SOCIAL INDICATOR # 3: Access to Transit

- Ability to make shorter trips by walking or cycling .
Urban and Village Centers contain a mix of land uses, with pedestrian access between homes, businesses and jobs
- Access to transit for longer trips 11,100 existing jobs within walking distance of proposed transit corridors, not including 15,000 jobs at the SLC Airport
- Proposed transit lines that will serve this area include:
 - Mountain View Corridor
 - Airport Extension
 - West Bench Transit Corridor



ECONOMIC INDICATOR # 1: Job/ Housing Balance

- Adding households to the NW Quadrant and bringing jobs and housing into balance has the potential to lower average commute distances, relieve congestion, and decrease air pollution



Wasatch Front Employment Cores			
Core	Jobs ¹	HHs (within 5-min drive ²)	Ratio
International Center/Airport	38,859	1	38,859.5
201/ California Ave.	47,106	1,043	45.2
Sandy	18,563	4,275	4.3
Provo/BYU	42,880	12,820	3.3
Downtown Salt Lake City	62,609	23,813	2.6
University of Utah	32,557	14,202	2.3
Layton Hill	20,160	10,190	2.0
Cottonwood	6,371	3,241	2.0
Thanksgiving Point	2,915	2,239	1.3
Fort Union	11,518	14,418	0.8
Ogden	9,152	11,816	0.8
Jordan Landing	3,114	4,214	0.7
West Valley City	4,610	10,139	0.5
Sugarhouse	4,487	21,825	0.2
Daybreak	11	1,850	0.0
All Wasatch Cores	304,912	136,086	2.2

ECONOMIC INDICATOR # 1 : Job/ Housing Balance

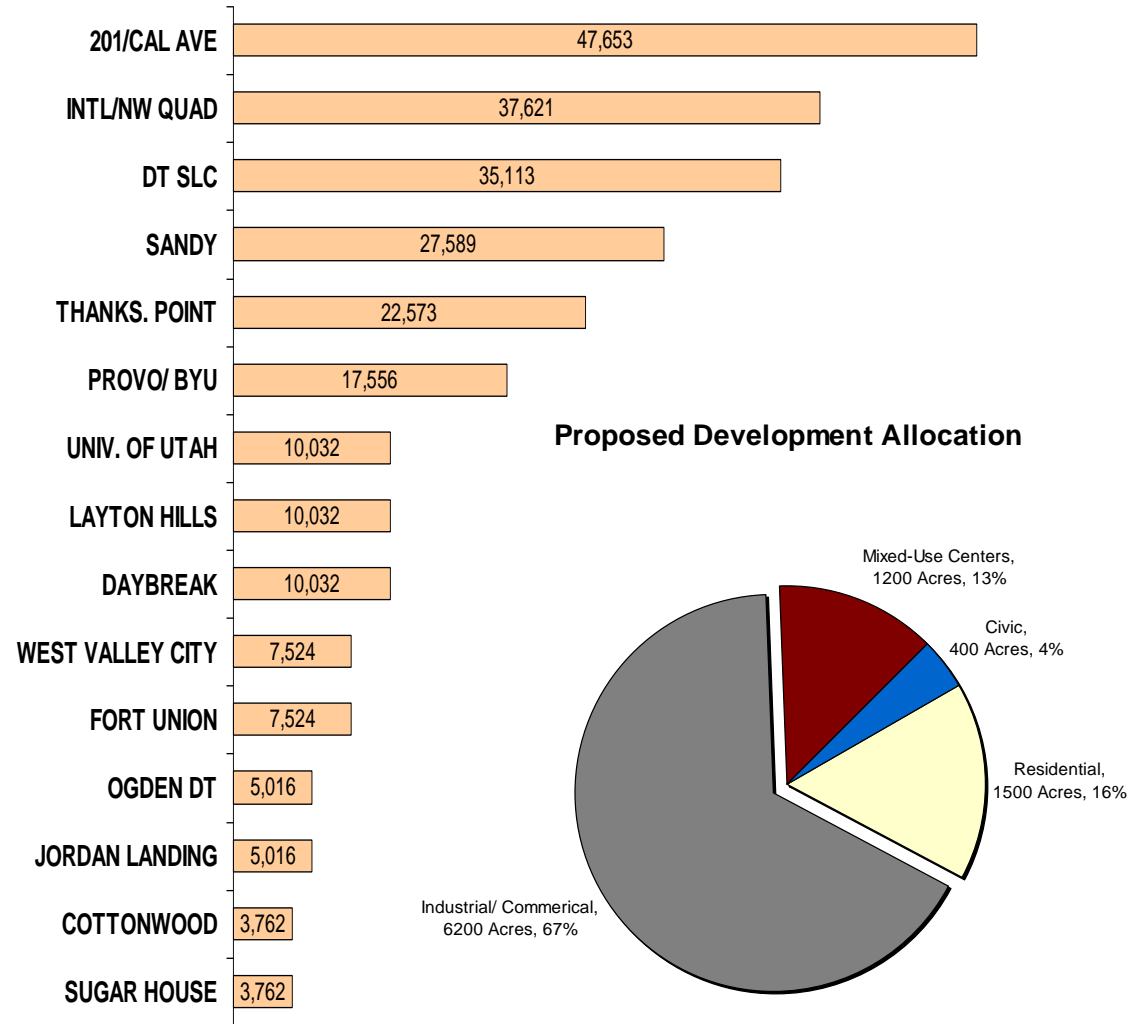
- The Northwest Quadrant is already out of balance by at least 8,000 households
- Current imbalance has been contributing to sprawl and greenfield development in outlying areas

Desired Ratio; Existing Cores 2 – 3 jobs/households	Households Required @ 2006 NW Quadrant Employment	Households Required @ 2040 NW Quadrant Employment	Households Required @ 2040 (including surrounding employment growth) ¹
1.0	23,897	55,130	99,284
1.5	15,931	36,753	66,190
2.0	11,949	27,565	49,642
2.5	9,559	22,052	39,714
3.0	7,966	18,377	33,095
3.5	6,828	15,751	28,367
4.0	5,974	13,783	24,821

ECONOMIC INDICATOR # 2 : Job Creation

- NW Quadrant needs housing to increase the desirability of the area
- NW Quadrant has significant potential to add jobs and housing; which might otherwise locate outside the City and County
- Expand SLC’s industrial base
 - New or additional industrial growth areas
 - Intensification of under-utilized industrial areas

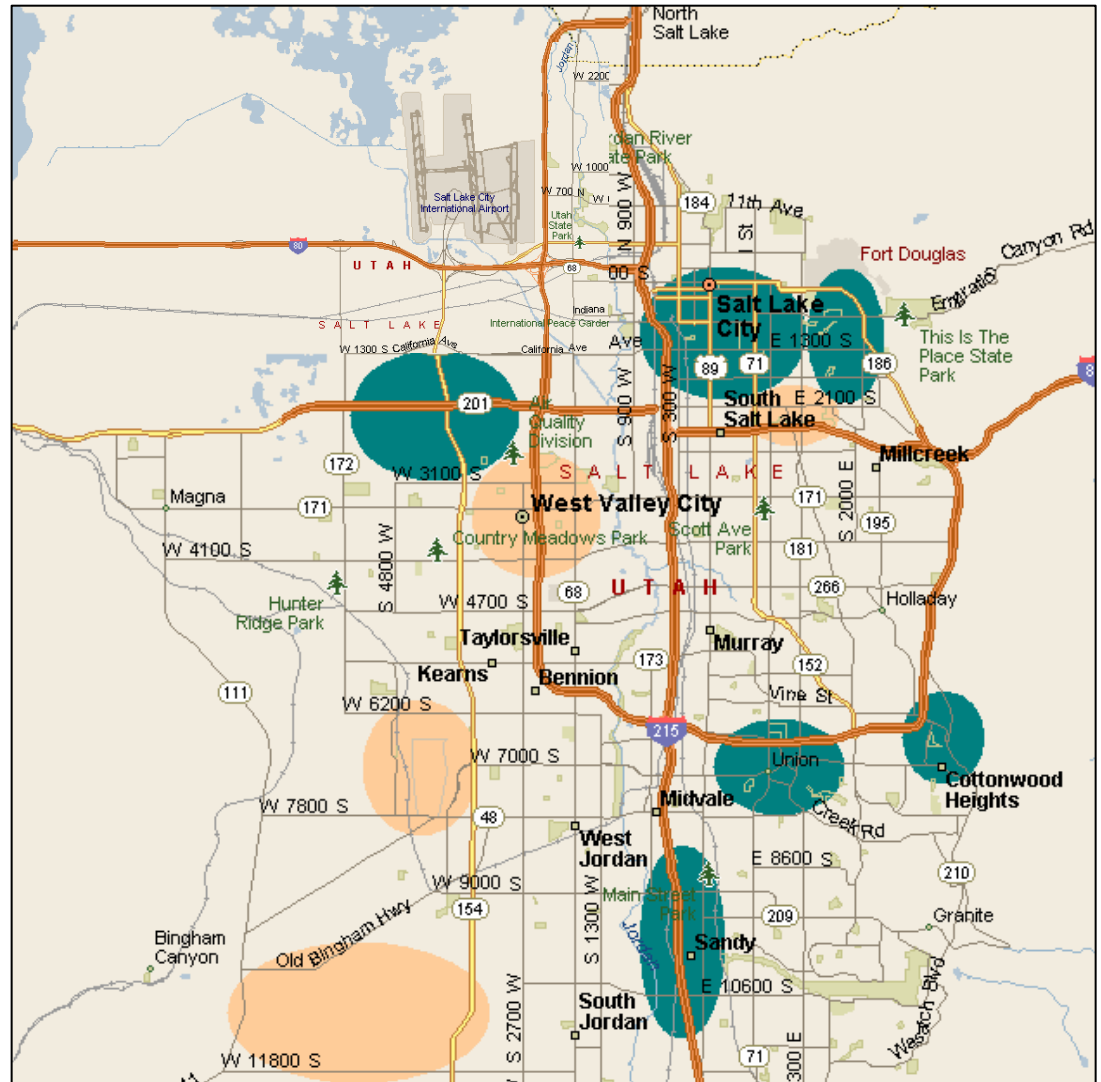
RCLCO Allocation of Employment Growth¹
Wasatch Front
 2005-2040



ECONOMIC INDICATOR # 3: Creation of Centers

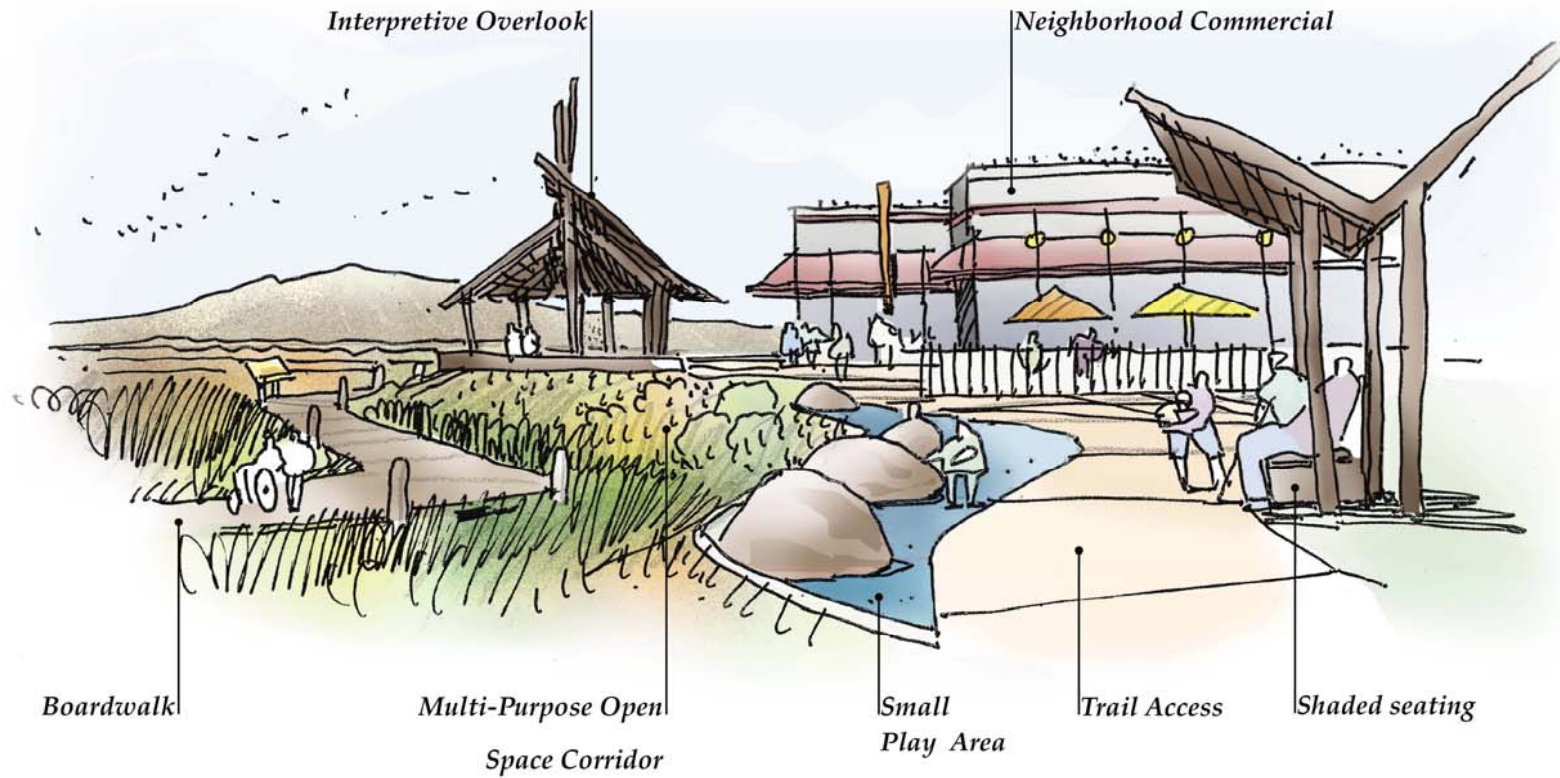
- Salt Lake Valley could support several additional centers compared to other Cities of its size
- Downtown will grow independent of other center growth
- The NW Quadrant has significant potential to add jobs which might otherwise locate outside the City and County

Existing and Major Centers





NEIGHBORHOOD CENTER

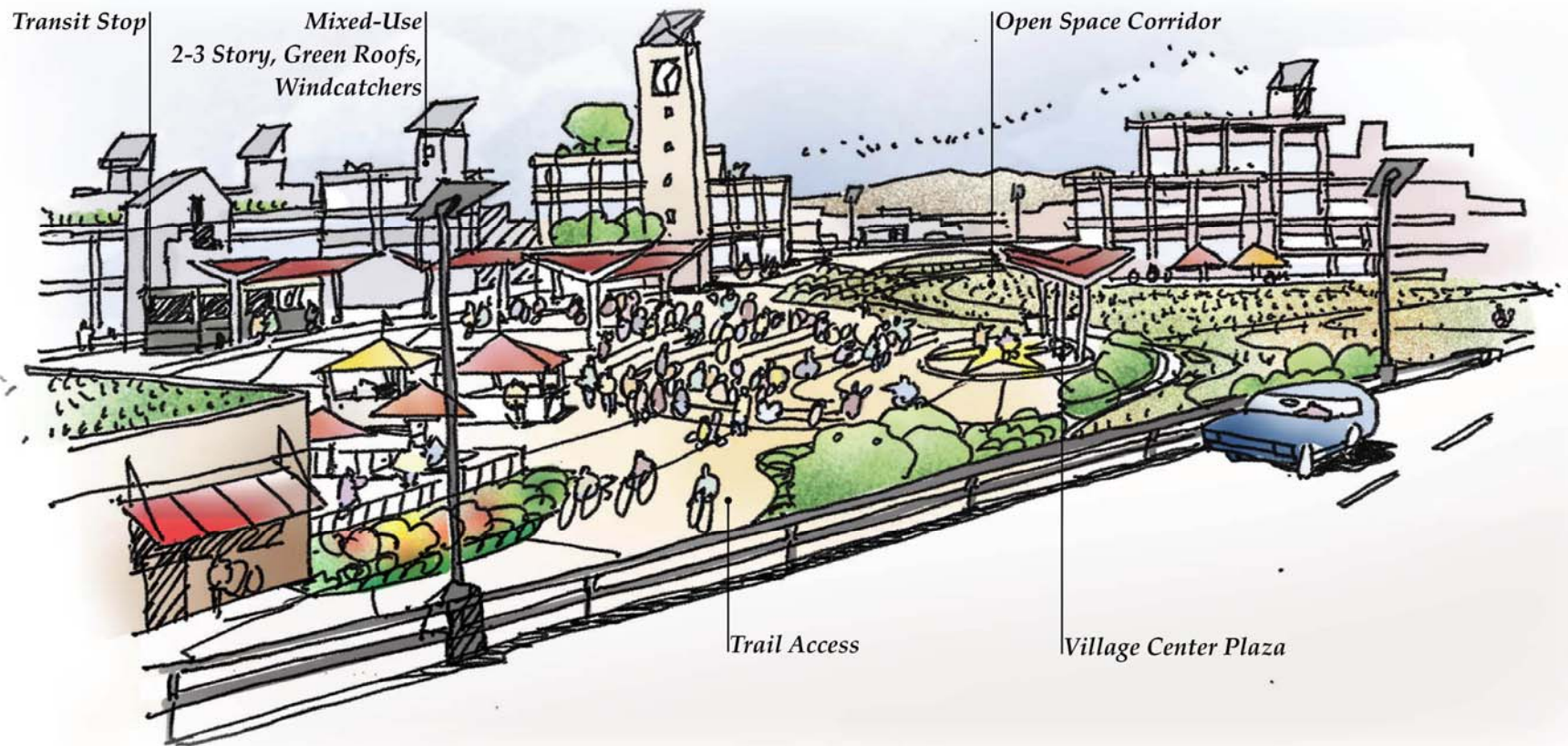


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VILLAGE CENTER



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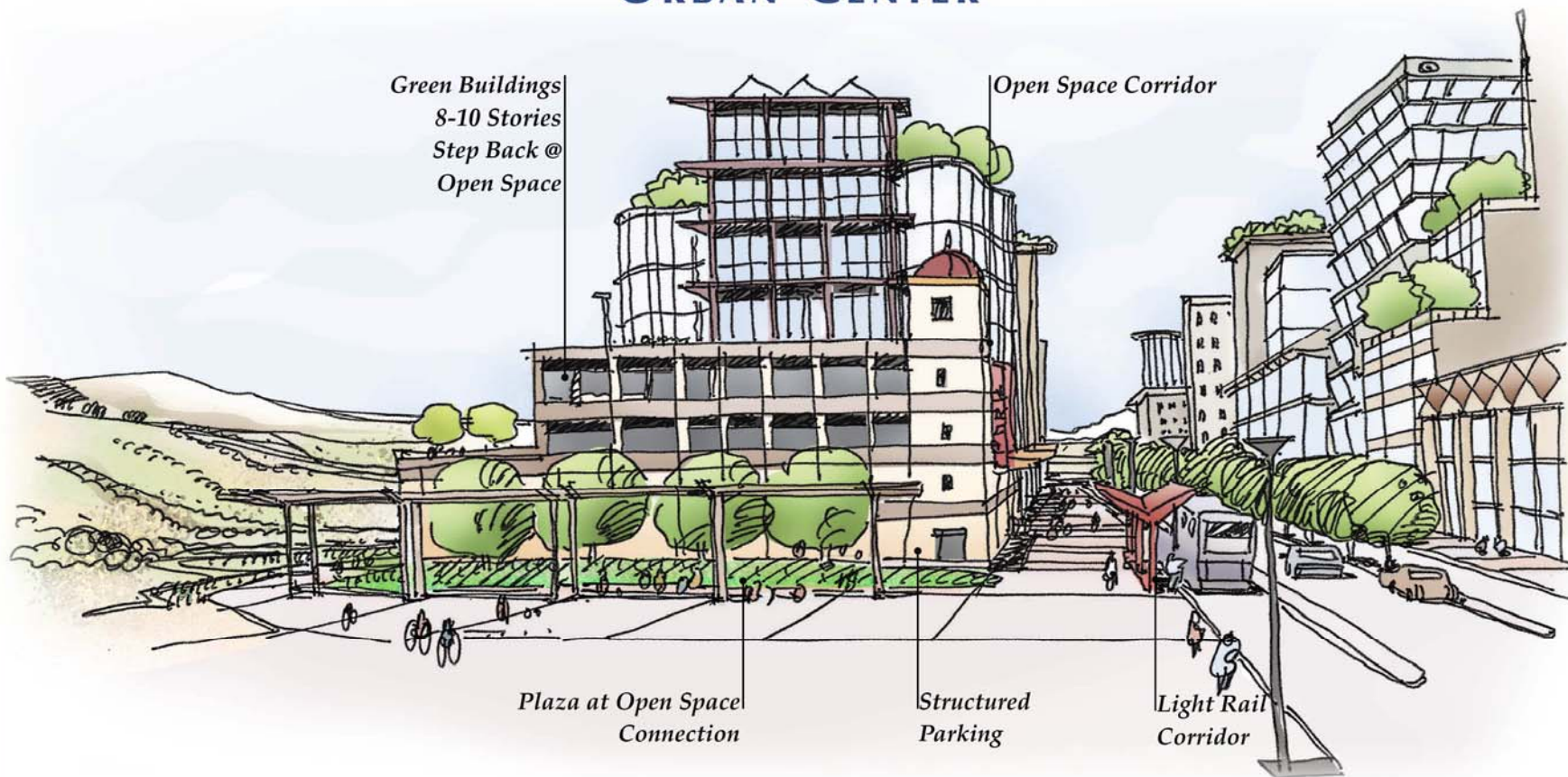
MGB+A, Fehr & Peers, SWCA, Bonneville Research



URBAN CENTER

Green Buildings
8-10 Stories
Step Back @
Open Space

Open Space Corridor



Plaza at Open Space Connection

Structured Parking

Light Rail Corridor



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MGB+A, Fehr & Peers, SWCA, Bonneville Research



PUBLIC BIG IDEAS WORKSHOP



PUBLIC BIG IDEAS WORKSHOP

Big Ideas Workshop

The Salt Lake City Planning Division held a public visioning workshop for the Northwest Quadrant Community Master Plan.

LOCATION:

Salt Lake City Main Library

DATE:

Monday, November 26, 2007

ATTENDANCE:

Approximately 100 people



PUBLIC WORKSHOP GENERAL COMMENTS

- Environmental, social, economic and other concerns are incorporated well
- Environmental framework is fantastic
- Transit framework is a beautiful design
- Idea of village and neighborhood centers works well
- Preservation of industrial land is good

PUBLIC WORKSHOP SUGGESTED REFINEMENTS

- Include agricultural uses
- Prohibit development below 4217'
- Build off a sustainable community model, not just a traditional neighborhood model
- Incorporate a diagonal grid system, building on views and vistas
- Incorporate aesthetically pleasing industrial/manufacturing along I-80

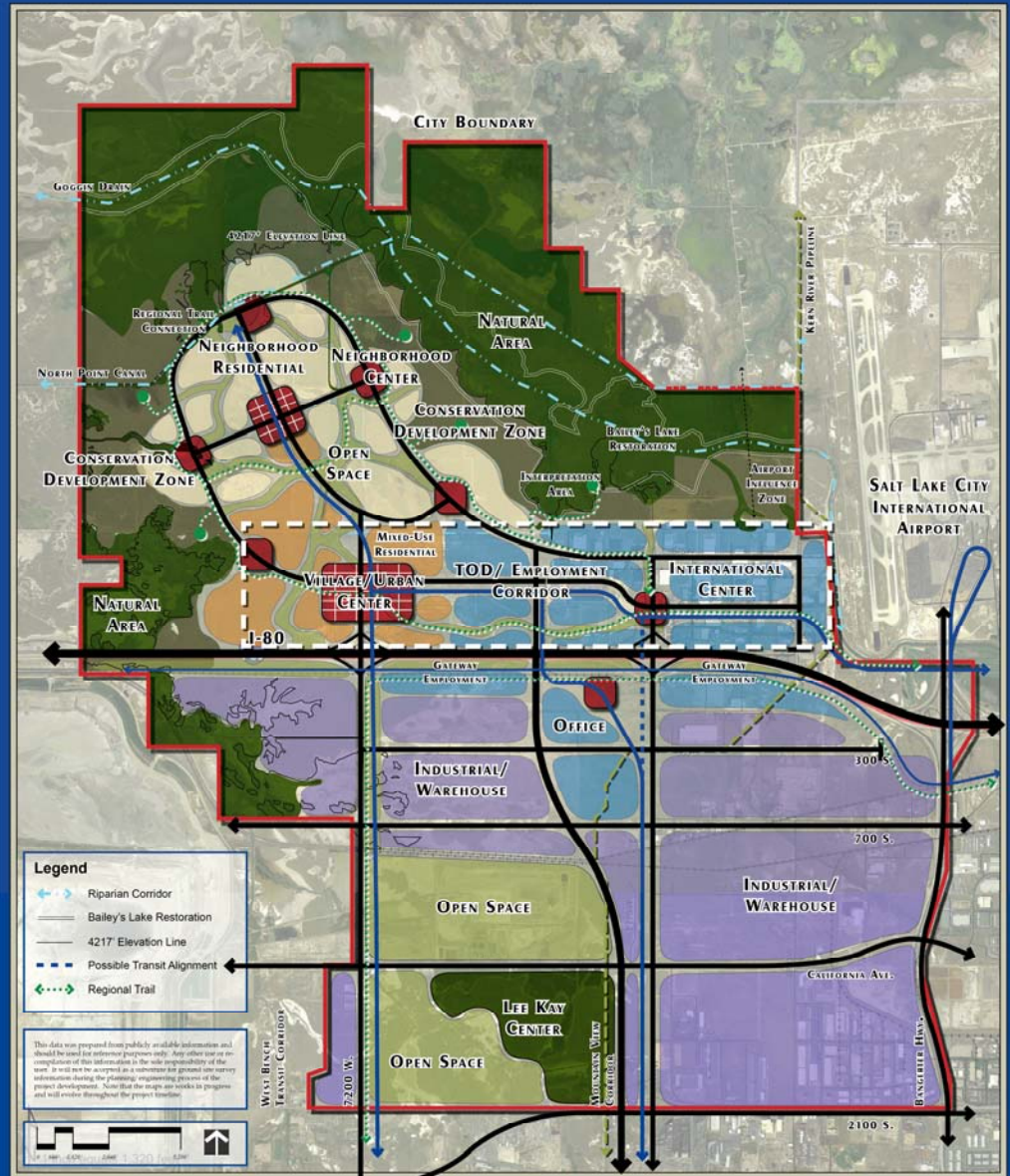
PUBLIC WORKSHOP SUSTAINABILITY CONCEPTS TO BUILD ON

- Integrate 'Dark Sky' requirements
- Use alternative energy sources
- Promote LEED-ND and Sustainable Sites Initiatives
- Use only native plantings
- Incorporation of agriculture (locally produced food)
- Integrate water conservation technologies; water harvesting, grey water usage, etc.



**FRAMEWORK PLAN
ALTERNATIVE**

REVISED FRAMEWORK CONCEPT



NORTHWEST QUADRANT OVERALL FRAMEWORK, OPTION A

DRAFT



February 12, 2008

MGB+A, Fehr & Peers, SWCA, Bonneville Research



ADDITIONAL RESOURCES

- Wasatch Front Development Trends, Envision Utah, Robert Charles Lesser & Co.
- Utah Values & Future Growth, Envision Utah, Harris Interactive
- Wildlife and Habitat Buffer for the Bailey's Lake Complex, Applied Watershed Sciences
- West Salt Lake County Transit Study, DMJM Harris, EDAW
- Functional Assessments of Wetlands and Wildlife in the Salt Lake County Shorelands SAMP Area
- Salt Lake County Shorelands Plan, Swaner Design, SWCA, Envision Utah

