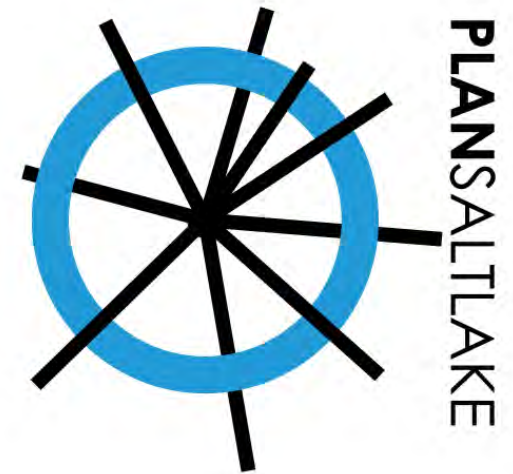


DRAFT



SALT LAKE CITY CITYWIDE MASTER PLAN

PLAN SALT LAKE - Existing Conditions Report

December 15, 2013





Photo credit: Lance Tyrrell

INTRODUCTION

Plan Salt Lake is the new city-wide vision for Salt Lake City. By reviewing past policies and plans, examining exiting conditions and engaging the public, Plan Salt Lake will be used to guide Salt Lake City through the next twenty years.

Plan Salt Lake is necessary because the city does not currently have a comprehensive, city-wide vision. General city-wide plans help decision makers craft policy and ensure specific plans meet city-wide goals.

The first step is analyzing where we are today before we start planning for the future. This report analyzes data in many different areas to develop a full and clear picture of Salt Lake City.

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Photo credit: Shauna Ehninger

HISTORY

1.0

Salt Lake City was founded as a “planned” City.

Salt Lake City, founded in 1847, was planned prior to being settled. As the Mormon Pioneers began their trek west, their leader, Brigham Young, did not know where he was leading his people, but had an idea about what kind of place they were looking for. He was seeking a place where they could build Joseph Smith’s “City of Zion.” When the first pioneers entered the Salt Lake Valley, Brigham Young declared “this is the place.” Though the Mormon Pioneers settled the valley, they were not the first people to call the Salt Lake Valley home.

Prehistory to 1800’s Fremont Indians and other native tribes traverse the area

Before the western expansion of the United States and the Mormon migration to the Salt Lake Valley, the region was traveled by numerous indigenous people and home to ancient cultures. During the Paleo-Indian period, which ranges from 9,000 BC to approximately 5,500 BC, evidence exists of big and small game hunters, collectors, and foragers within the valley. From 5,500 BC to approximately 1,000 BC, which is known as the

Archaic period, evidence reveals that family bands of hunters and gatherers increased their use of plants, used pit houses and caves for shelter, and even enjoyed complex social and religious organizations.

From the Late Formative Prehistoric era that ended approximately 1300 AD, paleontologists have uncovered evidence of farming, elaborate architecture, and various ceramic styles. From 1300 AD until the present day, which is known as the Proto Historic era, the greater region was occupied by several Indian tribes that are known and recognized today; Ute, Paiute, Goshute, Shoshone, and Navajo—each of which have provided a rich cultural legacy for contemporary society.

A century before the LDS pioneers settlement other European groups started traveling through this area; the Spanish in the late 1700s, the fur trappers and mountain men in the early 1800s and US government explorers and settlers heading to the west coast in the early nineteenth century.

Plat of Zion (1847-1919)

The history of planning in Salt Lake City begins in 1847 when the pioneers of the Church of Jesus Christ of Latter-Day Saints (LDS) entered the Salt Lake Valley. They were the first non-Native Americans to settle permanently in the valley. Within a few days of their arrival they created a town plan based on Joseph Smith’s “Plat of the City of Zion.”

The original plat of the City, based on the Plat of Zion but not completely consistent with it, was laid out to contain included public buildings, store-houses for the Bishop, centered on a



Original Plat of Zion

temple. The remaining lots were designated for residences. Lots north and south of the plat were designated for city barns and stables, and for farms and agriculture. Lots to the east and west were reserved for future agricultural uses. The blocks were separated by streets 132 feet wide so that a team of four oxen and a covered wagon had space to turn around. Natural resources, such as water and timber, were considered a community asset and were owned and shared by the community as a whole. The city was originally planned for 15,000 to 20,000 people and laid out to be as self sufficient of a City as possible. The area today known as “Central City”, the lower avenues, Capitol Hill, and the Marmalade neighborhoods developed into the City’s first residential neighborhoods.

The discovery of silver in Park City led to an influx of prospectors who altered the

conservative reputation of the City. For the first time, Salt Lake City had saloons and brothels. As the community grew, the development pattern began to change. The blocks were subdivided into smaller parcels and the small household agriculture began to disappear. Residents began moving from the city center as Downtown started becoming crowded with commerce which brought noise and commotion. While the neighborhoods were growing further to the east from what is now Downtown, the pattern of wide streets and large blocks, which Salt Lake City is renowned for, stayed relatively unchanged. However, narrow streets that bisected the 10 acre lots were created to allow the interior of the blocks to be developed for homes.

The completion of the transcontinental railroad in 1869 and the continued growth of the rail network ended Salt Lake City's relative isolation from the rest of the United States. In turn the economy became more diversified and integrated into the United States. The western side of the Downtown area began to develop into more industrial types of uses, primarily due to the growth of mining and related activities.

Due to the economic diversification a business district, not in the original plan, began to develop along Main Street. Full time police and fire departments were established along with multiple newspapers. Municipal improvements arrived with the growth of the City. Improvements included better water distribution, installation of gas lamps and electric street lights as well as a streetcar system.

The streetcar system was a major influence on the development of the City beginning in the 1890's. Prior to the streetcar, most people lived

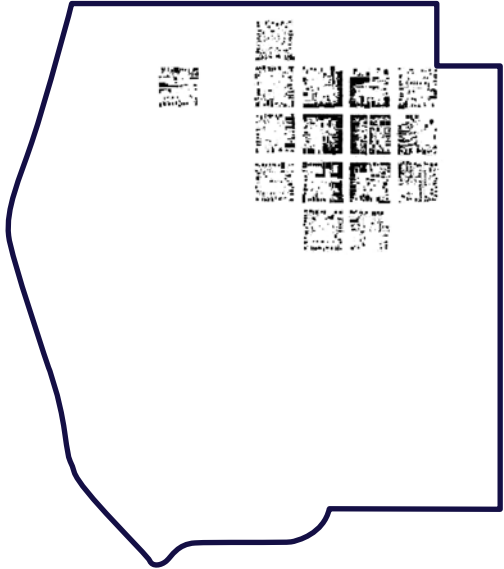
within walking distance of downtown. The streetcar allowed people to live further from Downtown. Apartments were built further away and intersections where two streetcar lines met became small commercial centers. The residential neighborhoods expanded in all four directions from Downtown. The Fairpark, Euclid, and Poplar Grove neighborhoods were established west of Downtown. The Avenues continued to expand up the hill to approximately 9th Avenue. To the east, the Central City neighborhood expanded to the edge of what is now the campus of the University of Utah. To the south, the residential neighborhoods expanded to about 1300 South.

The early part of the 1900's ushered in an era of large growth in Salt Lake City. Between 1900 and 1930, the City's population tripled. The growth resulted in changes to the built environment, but also started to produce negative impacts as well. The Jordan River became the dumping ground for the City's waste-water. The industrial growth and the use of coal for heat created significant air pollution. The expansion of the railroad split the community, resulting in a split of the western neighborhoods from the eastern neighborhoods. Class differences began to emerge, with the wealthier residents moving higher up the hillsides to the north and east.

Salt Lake City responded to the common problems of urbanization and industrialization in much the same way as other cities across the country did, by ushering in the Progressive Era (approximately 1890 to 1920). During this period, the City created a commission form of government, giving authority to elected commissioners to oversee the function of the City. The City began paving streets, constructed a sewer system, installed more

street lights and started building public parks. Eagle Gate, which had served to mark the entrance to Brigham Young's estate, was reconstructed to allow traffic flow. This period of public improvements coincided with the national trend of "City Beautification."

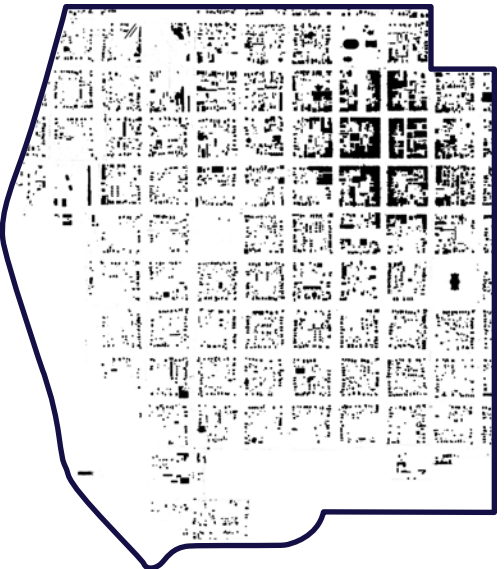
Managing the expansion of the City was difficult, and for the first time since the City was founded, the City commissioned a new plan to help guide the growth of the City.



Downtown SLC, 1884



Downtown SLC, 1889



Downtown SLC, 1898



Downtown SLC, 1911

1919 Report of City Planning for Salt Lake City, Utah

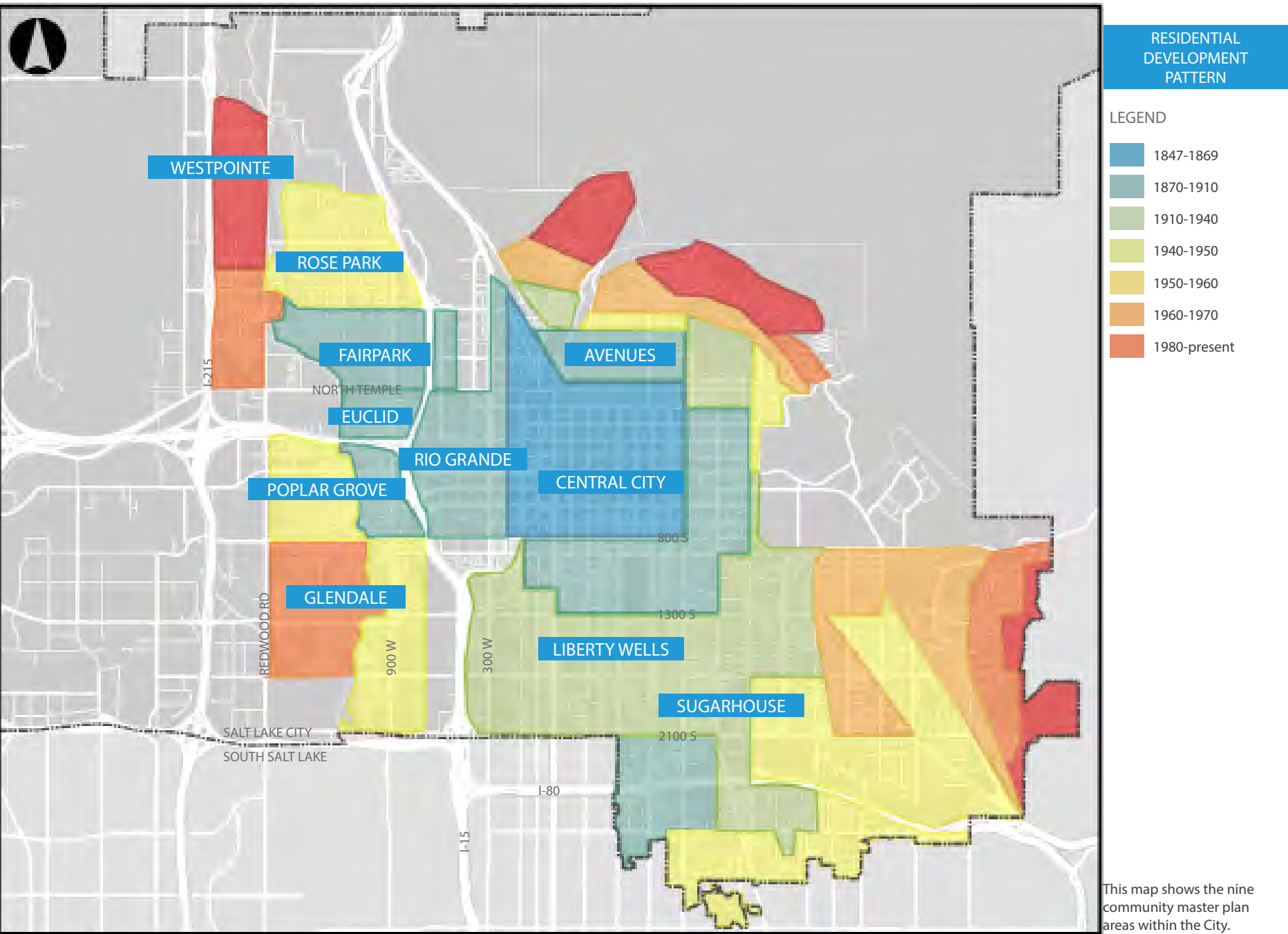
The first city wide master plan was prepared in 1919 by George E. Kessler. Titled the Preliminary Report for Salt Lake City, it presented recommendations for transportation and highway facilities, proper zoning, ample commercial areas, recreation facilities, utilization of natural amenities, elimination of clutter, grouping of public and semi-public buildings, and improved water supply.

During this time, growth continued at a rapid pace. At its height in 1918, Salt Lake City had a streetcar network that stretched 145.89 miles and there were 165 cars in service. That same year the system carried a record number of passengers, 38.9 million. This network reached all over the city and even connected to other systems that provided access to networks in neighboring communities such as Murray and Davis County.

During this time, the City adopted zoning regulations that separated the land uses that caused the most problems, such as manufacturing, packing houses, breweries, and stables. The 1927 zoning ordinance identified where businesses could located and set aside places for residential development. The zoning ordinance also established rules for the heights of buildings, the setback between buildings, and where buildings could be placed on a lot.

Between 1910 and 1940 the eastern portion of the Avenues was developed. The Liberty Wells neighborhood grew to the south of Downtown. To the east, the Yalecrest neighborhood became the home of the City's wealthiest families. The Sugar House area developed not only as a residential

neighborhood, but also has a popular commercial alternative to Downtown. In the 1930's, the Great Depression slowed growth in Salt Lake City just as it did nationwide.



1943 City Plan: Salt Lake City, Utah

After a depressed era in the late 20’s and through the 30’s, World War II ushered in an era of local prosperity. War industries proliferated along the Wasatch Front because of Utah’s interior location and access to the railroad. On the national scene, hundreds of thousands returned home from the war. The nation was about to see one of its largest periods of growth in its history, and Utah was no exception. As a result of the rapid pace of change and growth, there was a new interest in planning across the nation. Enabling legislation at the state level led to the City creating a new master plan in 1943.

For the first time, the plan investigated population, employment and the prospects for future growth. The 1943 City Plan addressed specific topics, such as parks and recreation, transportation, public health, and public safety. The plan identified the need for hospitals, schools, and libraries. The plan recommended improvements to the sanitary sewer system, storm drains, air pollution, and housing. Blight, land use and public works projects were addressed. The 1943 Plan included a future land map that carved out areas for homes, businesses and industry. The plan was accompanied by a zoning map that would be used as an implementation measure.

During the 40’s, the City neighborhoods saw another major growth period. The Rose Park neighborhood was established north of the Fairpark. The Poplar Grove neighborhood expanded to the west. The Sugar House neighborhood continued to expand. The Country Club neighborhood began to be developed and the neighborhoods grew to the east near Foothill Boulevard. This continued

growth led to flurry of public improvement projects in the 1950’s, including the expansion of the Salt Lake Airport, construction of the City’s first water treatment plants, upgraded storm drainage system and expansion of the City park system.

Perhaps the biggest change that occurred in the 40’s was the start of the rapid growth of privately owned automobiles. The growth of the automobile led to the decline and elimination of the City’s streetcar system, which was shut down by 1945. The largest impact on Salt Lake City, however, was that the automobile ushered in the era of suburbanization.

The growth of the suburbs started in the late 40’s, picked up steam in the 1950’s and by the 1960’s the suburbs were booming. More people were moving out of the City. The City began to see a decline in sales tax generation and the development community responded. Historic buildings were demolished in order to make room for the automobiles. Parking lots replaced buildings and streets were paved wider than ever before. There was very little residential growth in the 1950’s, with the growth limited to pockets high in the avenues and along the east bench. The 1960 census indicated that the City was losing people for the first time.



By 1950, the development pattern in Downtown had already changed due to the growth in auto ownership.



Salt Lake City, circa 1945 (courtesy of the Deseret News archive)

1967: A master Plan for Salt Lake City, Utah

In response to the rapid decline of the City, the City and the business community saw the need for a plan to save the City. The first step was the creation of the “Second Century Plan” which was intended to stabilize Downtown Salt Lake City and return it to its prominence. The second was to create a new citywide master plan. In 1967, the City adopted the Master Plan for Salt Lake City.

The basis for the master plan was to consider the City as a whole, and in response analyzed the physical, social and economic characteristics of the City. This analysis led to the recommendation in the plan to create 7 planning communities, each with its own master plan. These community plans delineated in greater detail what the physical development of the community should be and identified the necessary programs for implementation of plan recommendations.

Growth continued to be slow in Salt Lake City. The Glendale neighborhood was the area that saw the largest growth between 1960 and 1970. Other areas of growth were limited to the upper east bench and Jordan Meadows.

While residential growth was slowed, the City made several attempts to keep businesses in the City and to stabilize the Downtown area. The City undertook a large makeover of Main Street by adding trees, improved sidewalk and new street lights. Two new malls were built in the 70’s Downtown. The idea was to beautify Downtown and bring people back Downtown.

While growth was slowed, the City continued to see, perhaps at a faster pace, the

destruction of many historic buildings. These historic structures were being replaced by apartment buildings, parking lots and strip commercial centers. The rapid loss of historic structures in the City led to a historic preservation movement in the City. The first historic district in the City was established along South Temple in 1976.

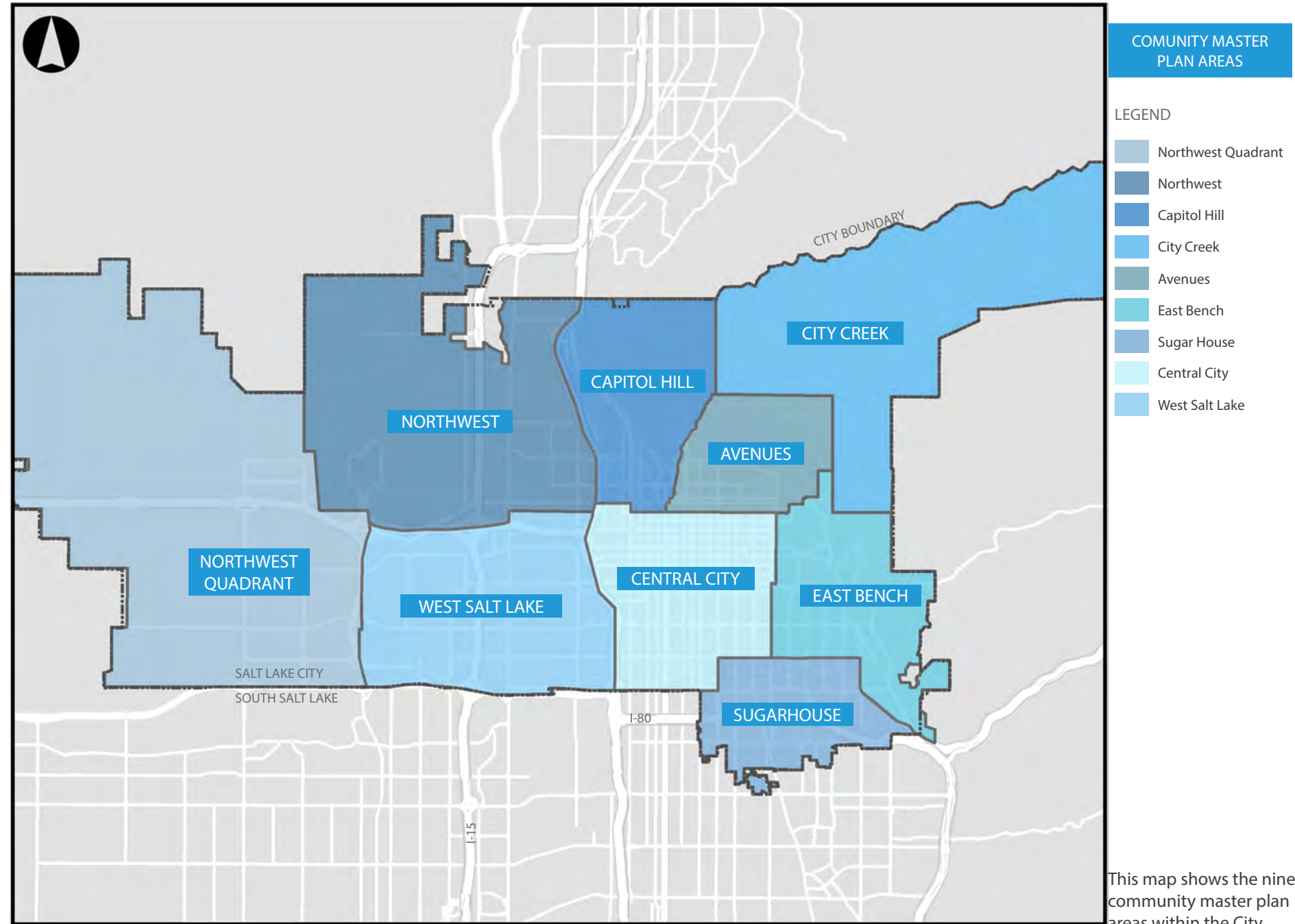
The Community Improvement Program was initiated in the 1970’s. The series of 13 publications were intended to identify the problems that existed in each of the City’s neighborhoods and recommend solutions. This approach impacted the master plans, as more emphasis was placed on specific areas of the City versus the Citywide approach. The first community master plans adopted by the City included the Avenues, Northwest Community and Sugar House.



Main Street, 1972



Historic home in Salt Lake City



1980's

The idea of Community Master Plans was continued into the 1980's, with the City adopting specific plans for the Capitol Hill and East Bench Communities as well as City Creek Canyon. Several small area plans, plans that focus on specific blocks, intersections, etc) were also developed in the 1980's. During this time the City continued to see a growing emphasis on historic preservation and the City conducted several surveys to determine the historic value of various neighborhoods in the city. The work eventually led to the creation of several new historic districts in the City, including the Central City, Capitol Hill, Avenues, and Exchange Place Historic Districts.

During the 1980s Salt Lake City saw improvements to the Downtown by expanding the Salt Palace and the construction of an office complex later known as the Triad Center. The Salt Lake International Center near the airport and Research Park at the University of Utah, also began developing. Residential growth continued to be slow, with the Westpoint neighborhood along Redwood Road and the upper reaches of the Avenues and East Bench seeing almost all of the new homes built in the City.

1990's

In terms of master plans, the 1990's continued the trend of looking at community master plans versus the citywide approach that dominated the first 100 years of the City. Several community master plans were created or updated, including Capitol Hill, West Salt Lake, Downtown, and East Downtown. In addition, the City began creating master plans for specific purposes, including adopting the Transportation Master Plan and the Parks and Recreation Recovery Action Plan.

The City continued to see relatively slow growth up to the start of the 1990's. However, for the first time since 1960, the City began to see more people living in the City. The increase in population was reflected in a number of major projects, mostly in the Downtown area. The most significant changes were to the transportation system, as the region built its first light rail transit line, connecting the suburbs south of the City to Downtown, and a rebuild of Interstate 15 through Salt Lake County. The I-15 project shortened the viaducts into the City, opening up new development opportunities while the focus on mass transit began to shift attitudes about how people move around.

Other major projects in the City included the construction of a new sports arena in the Gateway area, the Salt Palace Convention Center as well as new hotels and office towers in Downtown. Despite the beginnings of a turnaround, the retail aspect of Downtown continued to suffer and the two Downtown malls fell further behind their suburban counterparts.



Gateway area, prior to redevelopment



Gateway area, after to redevelopment



The Acord Arena at the Salt Palace



The Salt Palace Conventions Center replaced the Accord Arena in the mid to late 1990's.

2000's

In the last decade, Salt Lake City has seen a resurgence, in both new development and in population growth. In 2010, the population climbed back to 1960 level. With little single family home development occurring in the City, the new residential development is in the form of condominiums, apartments and townhomes. The new millennium kicked off with the opening of the Gateway Development, one of the largest mixed use developments in Utah. The project mixes shopping, dining, and office with residential and entertainment. The project helped attract other developments, including more residential development to a former rail yard. The catalyst for the development was the Gateway Specific Master Plan, which was the first master plan that focused on the western edge of Downtown.

The Gateway Specific Master Plan continued the 30 year trend of focusing master plans on specific areas of the City. Other master plans adopted or updated in the last decade include the Capitol Hill Community Plan, Central City Community Master Plan and the Sugar House Community Plan.

Other plans, such as the West Salt Lake Master Plan, East Bench Master Plan and Downtown Master Plan are in the process of being updated.

The last 15 years has seen a whirlwind of activity in Salt Lake City. The 2002 Olympic Winter Games put the City in the international spotlight. Hosting the Winter Olympics infused money into the local economy and helped to fund major infrastructure projects, such as the I-15 reconstruction, light rail construction and numerous recreation facilities in the City and

the region. Since the Olympics, the City's light rail infrastructure has expanded by adding service to the Salt Lake City International Airport, the University of Utah Medical Center and to additional suburban communities. The creation of regional commuter rail connected Salt Lake City to Ogden and Provo, linking most of the Wasatch Front to transit. In 2013, the City, South Salt Lake City and the Utah Transit Authority will open the State's first streetcar line since the 1930's when the Sugar House street car line begins operation. The entire transit network is centered on Salt Lake City.

New development has occurred in most parts of the city, whether it is a growth in the industrial sector west of Redwood Road to the new commercial and residential growth in the Sugar House business district, but the trend of small amounts of single family development occurring in the City has continued. Most of the development within neighborhoods has been "in-fill" development, which ranges from replacing an existing single family home with a new home or building a handful of new homes on what was a larger residential property.

The City has invested millions in dollars in public improvements and has partnered with both private and public entities to fund enhancements. Since 2000, the City and its partners have enhanced interstates, parks, and streets, whether it is improvements to Liberty Park to redesigning North Temple Boulevard.



2013

The growth pattern in Downtown Salt Lake City today is much different than it was in the past. The amount of white spaces demonstrate the impact of larger buildings, surface parking and the distances between buildings.



Photo credit: Plan Salt Lake Outreach

DEMOGRAPHICS

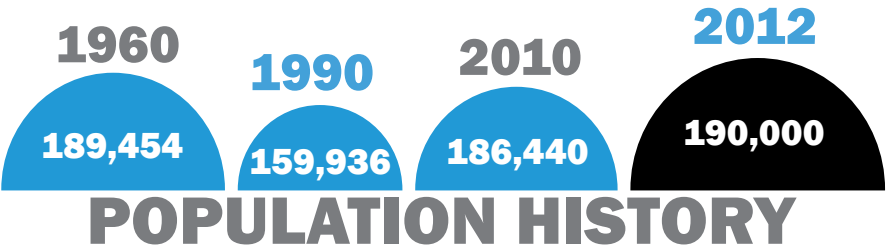
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Salt Lake City's face is changing and the City *needs to be prepared to meet the needs of future residents.*

Demographics provide us with a snapshot of our community. While our demographics are constantly changing, analyzing patterns over time help us understand what our community will be like in the future. Key demographics are discussed in this section. For this report, the statistics in this section are based on US Census data found in a variety of reports, including the 10 year Census, American Housing Survey, American Community Survey and the "Salt Lake City Census 2010 Atlas", a report produced by the University of Utah for Salt Lake City.

Population

From 1960 to 1990 Salt Lake City's population decreased from 189,454 to 159,936—a loss of 15.6%. This was primarily due to federal government incentives and infrastructure investment that encouraged suburban development. This trend known as "suburban flight" occurred in and around urban communities throughout the United States. Consequently, it reduced the number of new housing units built in Salt Lake City during this span of time. However, according to the US Census Bureau, Salt Lake City's population recently increased from 159,928 in 1990, to 186,440 in 2010—a growth of 16.6%. Salt Lake City's estimated population for 2012 is 190,000 which means that the city has exceeded its previous peak population established in the 1960's.



Homeless

From 2010 to 2012 there was a 16.1% increase in the homeless population in Salt Lake County and a 30.0% increase in homeless families that include children. The annualized homelessness estimate for Salt Lake County was 11,187 for 2012. It was estimated that 1.1% of Salt Lake County's total population experienced homelessness in 2012. There are 17 housing and shelter providers to help the homeless population in Salt Lake City.

Data received from the Road Home shelter helps clarify the amount of homeless in downtown portions of the city which has the highest concentration of homelessness. Put simply, for every five residents in the downtown area, there is one homeless person. Differing slightly from a point in time count, the annualized data from the Road Home is data that counts one person who has received shelter service only once for that year. For all of 2011, the Road Home provided service for roughly 6,000 people. This number illustrates the intensity of homeless in the downtown. Compared to Salt Lake County and the entire state of Utah, the Road Home serves nearly half of Utah's homeless population.

Data from the Road Home indicates families are the fastest growing homeless demographic in the Downtown. In 2010, the Road Home saw a 58% increase in the number of families seeking shelter compared to the previous two years.

The State of Utah has worked to end chronic homelessness which has dropped 9.5% since 2012. This has occurred as government agencies have worked with non-profit groups to construct housing with an approach of "Housing First". Recent developments have

focused on providing housing for homeless veterans. Though strides have been made in ending chronic homelessness it is still a major issue for the city.

Daytime population

Salt Lake City is a large destination for commuting populations from surrounding communities. The daytime population increases to 312,923, which is a 72% increase. The daytime population includes those working in the city as well as those who reside in the City that do not work. According to census reports only 2 other cities in the nation with 100,000 or more people show a higher percentage of increase in daytime population.

In 2013, there were 221,367 persons employed in Salt Lake City. The total number of employees has consistently grown through the decade. In 2002, there were 200,674 persons employed in Salt Lake City. This shows an increase of over 20,000 employees, or 9.4%, which is greater than the City’s population growth of 2.58%.

Of the total number of persons employed within Salt Lake City only 73,614 or 35.1% of those employees also reside within Salt Lake City. This number has decreased since 2002 when 76,090, or 37.9%, of employees resided within Salt Lake City. This indicates a slow trend of more people living and working in the City.

Age

Salt Lake City has a median age of 30.9 years, which is slightly older than the Salt Lake County average at 30.8 but significantly older than the state of Utah as a whole at 29.2. That

corresponds with a lower dependency rate, meaning there are less people under the age of 18 in relation to the working population in Salt Lake City compared to the County and State. About 25% of the City’s population is uner the age of 18 and 43% of the City’s youth lives in Council Districts 1 and 2.

Race/Ethnicity

Currently, minorities make up 34.4% of Salt Lake City’s population, or 64,114. People who identify themselves as Hispanic or Latino make up 65% of this minority group, or 41,637

persons. People who identify themselves as Asian are the next largest group with 13% or 8,150 persons. The growth of Salt Lake City in the past twenty years can be attributed mainly to growth in minority populations. From 1990 to 2010, White, not Hispanic population in Salt Lake City decreased by 9,766 persons, or 17.0%. Hispanics alone accounted for 72% of Salt Lake City’s growth.

Salt Lake City is much more racially diverse than both Salt Lake County and the state of Utah overall; 26% of the County’s population identifies itself as minority and 18.1% of the State’s population identifies itself in the same manner.

Neighborhood Diversity

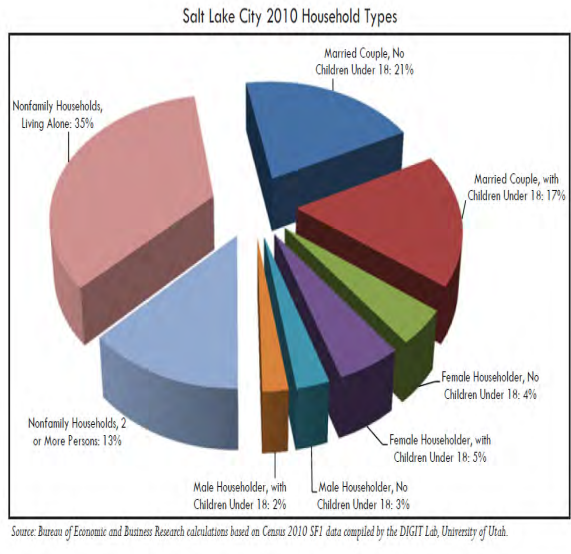
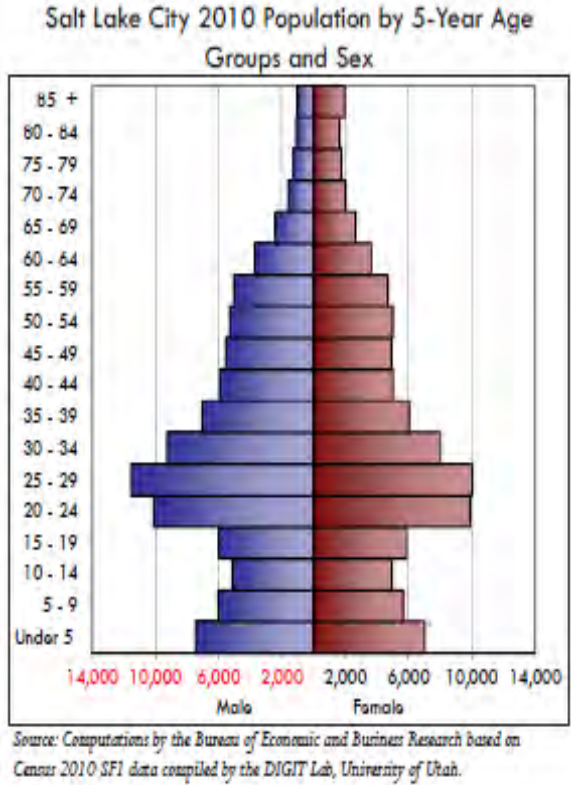
Minorities primarily reside in Council District 1 and Council District 2 which are located on the City’s west side. The largest minority population resides in Council District 2 where 68.9% of the population is minority. Council

District 1 has the second largest minority population with 63.1%. These neighborhoods are not only the most diverse in the city but in the state as whole. The other council districts in the City are not as racially diverse, with districts 6 and 7 being the least racially diverse districts in the City.

COMPARISON OF MINORITY, MEDIAN AGE AND MEDIAN HOUSEHOLD

Council District	Total Population	% Minority	Median Age	Median HH Income
1	27,505	63%	25.7	\$38,540
2	27,307	69%	27.5	\$39,533
3	26,212	22%	35.1	\$67,750
4	26,716	28%	32.6	\$39,761
5	25,904	27%	32.5	\$45,597
6	26,617	14%	33.0	\$62,094
7	26,177	15%	32.5	\$64,307
Salt Lake City	186,438*	34%	30.9	\$44501

* Number differs due to boundary issues
Source: Bureau of Economic and Business Research, University of Utah



Household Types

Household composition provides information about the arrangement of the population within the housing units in the City. According to the 2010 Census, 97.4% of the Salt Lake City population lives in a household as defined by the Census. The below chart describes the household composition in Salt Lake City.

Household income

The median household income in Salt Lake City is increasing. In the 2000 census, the median household income for Salt Lake City was \$36,944. By 2010, the median household income had increased to \$44,501. Salt Lake County had a median household income of \$59,168 in 2010, which shows steady growth since the 2000 census when the median household income was \$48,373. The state of Utah in 2010 had a household median income of \$57,783 showing growth from 2000 when it was \$45,726.

In examining income statistics provided by the Internal Revenue Service, three areas of Salt Lake City were in the top ten lowest income areas. The lowest income area was the zip code that includes most of the University of Utah, clearly a high student population lends to this statistic. Neighborhoods in Council Districts 1 and 2 were ranked fifth and tenth in low income households in the state of Utah. They were also two of the three lowest income areas of Salt Lake County.

When the household incomes are broken down by City Council district, a clear divide

GROUP QUARTERS POPULATION

	SALT LAKE CITY	SL COUNTY	SLC SHARE OF TOTAL
Total in Group Quarters	4,795	14,006	34.2%
INSTITUTIONALIZED	822	9,420	8.7%
Correction Facilities (adult)	221	6,327	3.5%
Juvenile Facilities	62	646	9.6%
Nursing Facilities	539	2432	22.2%
NONINSTITUTIONALIZED	3,973	4,586	86.6%
Student Housing	2,112	2,112	100%
Military Quarters	0	0	0%
Other facilities	1,861	2,474	75.2%

exists between the west side and central city districts and the east side districts. Districts 1, 2 and 4 have the lowest household incomes. The City Council Districts with the highest income are District 3, District 6 and District 7. This divide demonstrates a strong correlation between low median incomes, a lower median age and a higher percentage of minorities. This also indicates that social equity is an issue in Salt Lake City.

Group Quarters Population

The Group Quarters Population include people who were not living in housing units. This population is grouped into institutionalized and noninstitutionalized populations.

Institutionalized group quarters include correctional facilities, nursing facilities and other care facilities.

Noninstitutionalized facilities include college

dormitories, military quarters, group homes, homeless shelters, hostels, etc.

In Salt Lake City, 82.9% of the group quarters population are noninstitutionalized. 44% of the group quarters population live in student housing while 38% are in other noninstitutional facilities. Most of the 1,861 people in “other” noninstitutional facilities are homeless.

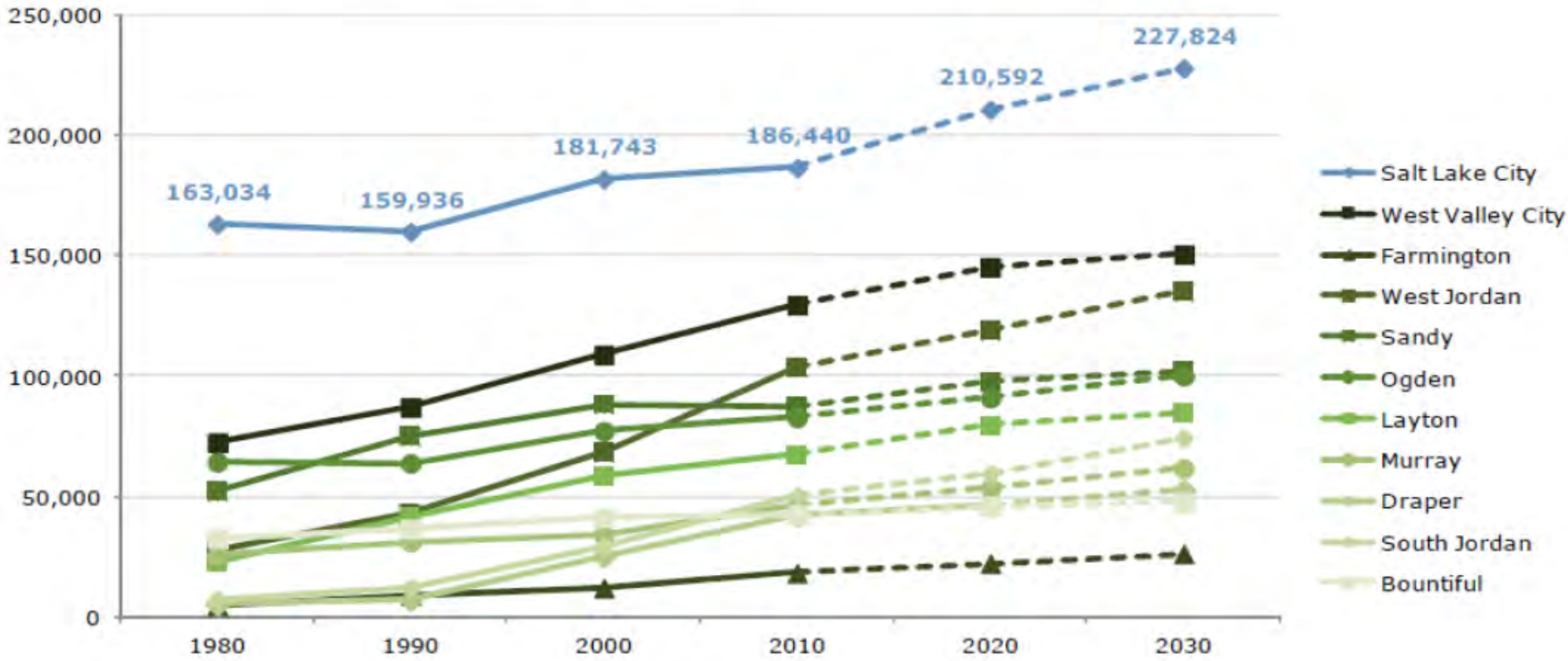
Population Growth

According to the Governor’s Office of Management and Budget, the population of Salt Lake City is expected to grow by 13% by 2020 and 22% by 2030. From 2000 to 2012, the City’s population grew by 4%. Most of the new growth is found within minority populations. By 2040, Salt Lake City may be a “minority/majority” city, where no one race or ethnicity makes up a majority of the population.

By 2020, one in 10 residents in Salt Lake County will be 65 or older. This is a relatively low number compared to the rest of the State and the

Country. However, by 2030 almost 14% of the County will be 65 or older and almost 19% will be 65 or older by 2050. This change will have an impact on housing preferences and service demands.

Population Trends in Salt Lake City and Surrounding Communities: 1980 - 2030



Education

Education is a measure of a healthy, economically sound community. While Salt Lake City does not have authority over the Salt Lake City School District, the two agencies work together to ensure that our children have access to quality education. Salt Lake City is also home to several higher education facilities, including the University of Utah, which contribute to our overall quality of life.

K-12 Education

The majority of Salt Lake School District students pass the state standardized tests (UPASS) each year;

- 69% of elementary students,
- 67% of middle school students and
- 54% of high school students.

Graduation rates in Salt Lake City in 2012 were 67% which is a slight increase from 64% in 2011. This is compared to the state overall which had a graduation rate of 78% in 2012 and 76% in 2011. The graduation rate in Salt Lake City was lower than most school districts along the Wasatch Front. Other districts with similar graduation rates were the Granite School District and the Ogden School District. Both of these school districts have similar rates of minority students and communities of high poverty levels, indicating that graduation rates are influenced by socio-economic issues.

On average, students in the Salt Lake School District are more racially diverse than the population of Salt Lake City overall. While the City’s minority population is 34.4%, minorities

account for 59% of students in elementary schools, 85% of middle school students and 55% of high school students. Most of the minority students are educated in the western areas of Salt Lake City. This is further evidence that minority groups are leading the growth of Salt Lake City.

The Salt Lake School District has 12 charter schools associated with it. There are also 17 private schools in Salt Lake City. The test scores and racial makeup of charter schools and private schools were not made available.

Salt Lake City has a relatively high educational attainment among its adults; 86% of Salt Lake City residents over the age of 25 have a high school diploma and 39.5% have a bachelor’s degree. This is compared to the Utah rate of 90.6% with a high school diploma and 29.3% with a bachelor’s degree.

There is a great disparity in educational attainment between City Council Districts. Districts 3, 6 and 7 each have over 95% of their residents over 25 years in age with at least a high school degree. Only 62.2% of District 2 residents over 25 have a high school degree or higher.

Higher Education

Currently, there are 74,528 students enrolled in higher education institutions in Salt Lake City, these include: the University of Utah, Salt Lake Community College, Westminster College and the LDS Business College. There are other private college and universities located in Salt Lake City. The University of Utah, Salt Lake Community College and Westminster College have shared their student population projections, while other institutions have not.

While in 2011 the three institutions had 72,673 students, in 2020 the three are projected 80,858 students.



Photo credit: Lance Tyrrell

BUILT ENVIRONMENT

3.0

The built environment includes every aspect of the City that is man-made. From the sewer lines to the streets, to the tops of the buildings, the built environment influences how we live, where we live, where we work and how we move around.

Land Use

Land use is the essence of planning. Historically, land use patterns in Salt Lake City have been influenced by immigration, growth, planning, and construction. Within the modern era, land use is the result of plan implementation—or lack thereof—through zoning administration, civic leadership and private development.

Land use typologies, locations, patterns, and quantities are the primary metrics used in the analysis of existing development. Analysis of the following land use data will provide understanding and insight of current and future land use needs in downtown Salt Lake.

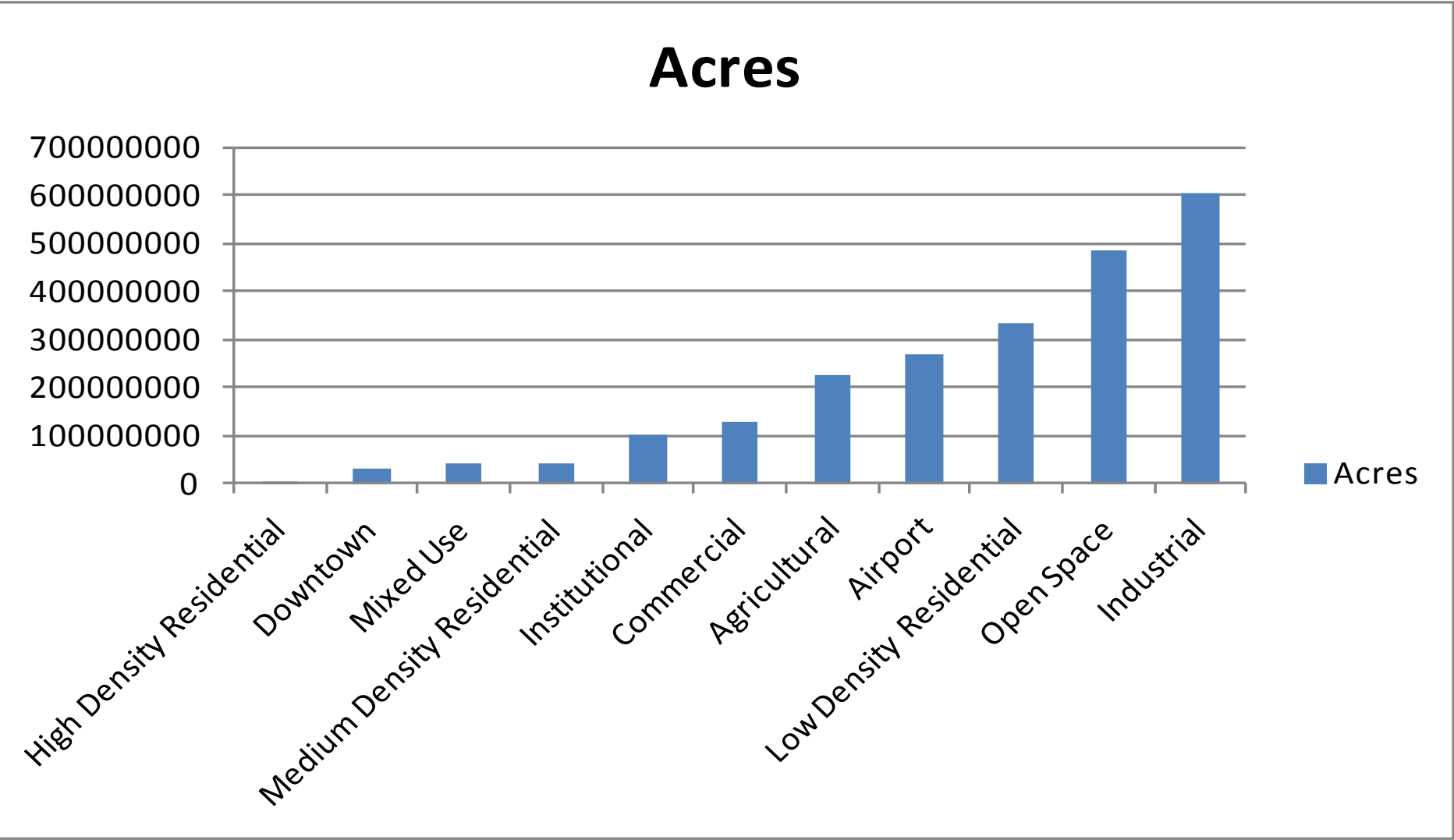
Land Use can be broken down in a number of ways, with each providing a different insight into how land is used or intended to be used in the City. In considering simply how the land is used, this report breaks the land uses down into following categories:

- Agriculture
- Airport
- Commercial
- Downtown
- High Density Residential
- Industrial
- Institutional
- Low Density Residential
- Medium Density Residential
- Mixed use
- Open Space

In Salt Lake City, 22% of the total land area, and 81% of all parcels of land, is dedicated to residential land uses. This reflects the smaller lot sizes of most residential lots in the City when compared to the large lots used for commercial and industrial purposes. The

low density residential neighborhoods, which include those areas that are predominately single family homes, have an average density of four dwelling units per acre. The high density residential areas have an average density of 10 dwelling units per acre. When comparing to other places, single family neighborhoods in SLC have similar densities to many of the suburbs in Salt Lake County. According to the Center for Transit Oriented Development, transit begins to be a viable transportation option at around 15 dwelling units per acre. In other words, Salt Lake City’s residential areas are not very dense and that makes transit options difficult.

37% of land in Salt Lake City is used for “institutional” types of uses. The institutional type of land use includes government land, schools, churches and other similar types of uses. Often times land in this category does not generate property taxes. Salt Lake City’s property tax revenues are impacted by having more than 1/3 of land not generating property tax revenues. As a result, 2/3 of the land in Salt Lake City has to pay for portions of the services for the other 1/3 of the land.



Current Zoning:

SLC has had zoning regulations since 1927. Since that time, the theory, practice and application of zoning regulations has evolved. The current application of zoning is to utilize zoning to implement community or small area master plans. SLC uses a mix of both Euclidian based zoning, which focuses on separating land uses, and design based zoning, which allows a mix of uses and applies design standards to new buildings. The City is in the early stages of applying form based codes to certain parts of the City, primarily around transit stations.

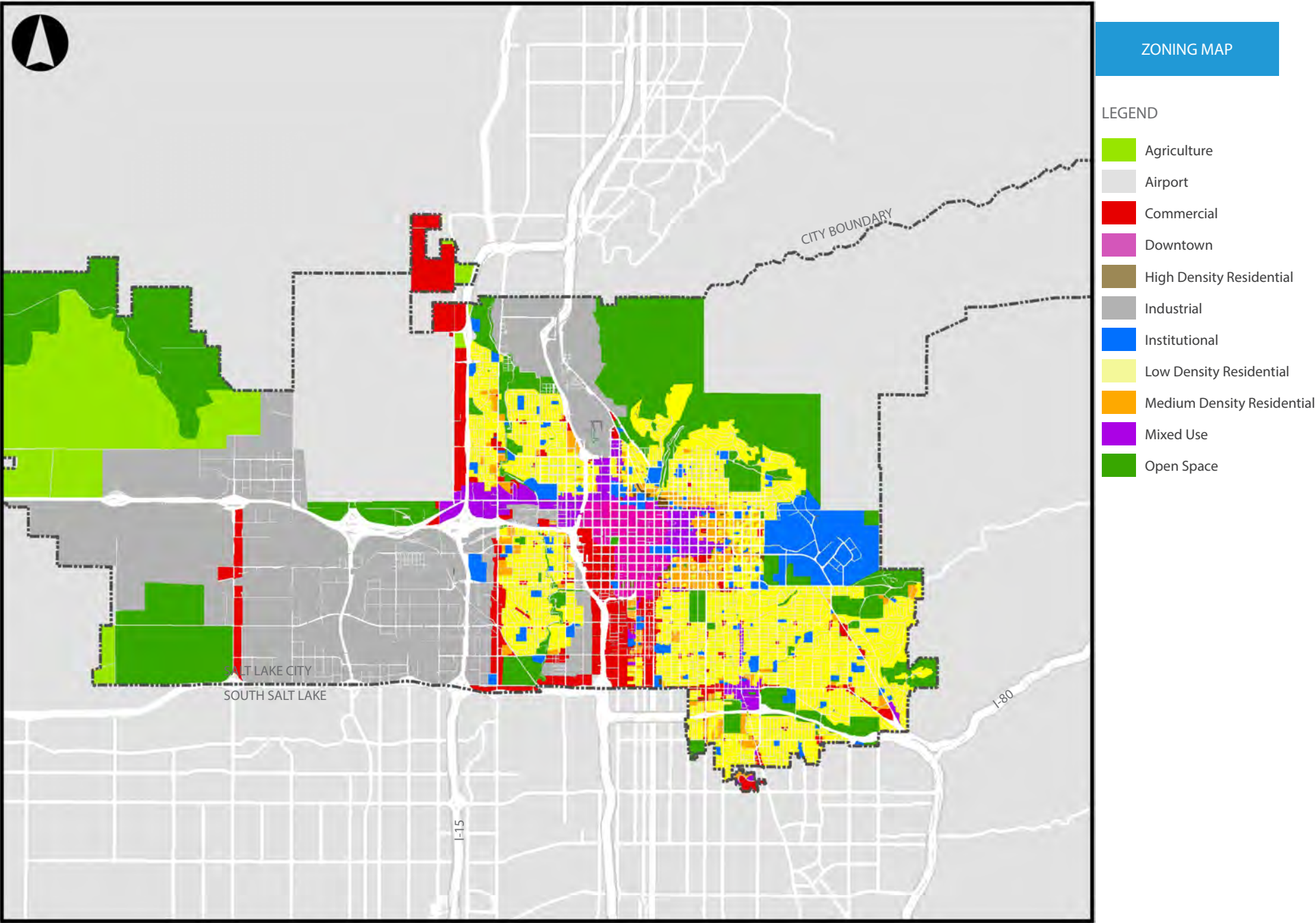
The administration of the current zoning ordinance is assigned to the Planning Division and Building Services. The City has adopted 52 different zoning districts that are grouped into residential, commercial, manufacturing, downtown, gateway and special purpose categories. In addition, there are 12 overlays districts that are intended to supplement the base zoning districts. Character conservation districts are established as a special type of overlay district that add design standards that reflect the overall character of a specific area.

Recent studies done by the Planning Division indicate that the zoning ordinance is generally producing a development pattern that it is intended to do. However, there is growing discontent with the current zoning, among those that administer the ordinance, property owners, developers, residents and some elected officials. The issues can be summed up rather simply by stating that the zoning ordinance, as written, assumes everything is new construction, when in reality the majority of structures regulated by the zoning ordinance are not new construction. This

simple fact creates difficulties in administering the ordinance, understanding of the zoning ordinance by those that use it, and conflict when something i may be unexpected but allowed.

The Zoning Map

The zoning map shows where each zoning district is mapped. Each parcel in the City has a zoning designation. The map on the opposing page shows the general zoning categories. Within each category there may be several unique districts. The intent of the map on the right is to generally show the dispersion of land uses throughout the City. The official zoning map provides the specific zoning designations for each parcel and should be referenced for actual zoning designations.



Housing

Housing is a specific point of emphasis by the City. The City, and its residents, have long supported maintaining existing neighborhoods. There is a growing emphasis, and desire, to see increased density in the areas of they City that can support it, such as Downtown, along transit corridors and within large commercial nodes, such as the Sugar House business district.

Housing Supply

Housing in Salt Lake City primarily consists of detached single-family residential. Of the 81,401 total housing units in Salt Lake City surveyed in the US Census Bureau 2011 American Community Survey, 39,026 units, or 47.9%, were single-family detached dwellings. There are 26,188 dwelling units (32.2%) that are found in a mix of housing types, such as dulexes, triplexes and apartment buildings with less than 20 units. Structures with 20 or more dwelling units, equaled 16,187 units, or 19.9% of the total housing units in Salt Lake City. 92% (74,801) housing units in Salt Lake City are occupied. The 2011 American Community Survey shows Districts 3 and 4 have the lowest occupancy rates with 89.4% and 89.2% respectively. Districts 1, 2 and 6 have the highest rates with 95.5%, 94.4% and 94.1% respectively.

The majority of owners (85%) live in single family detached homes, while the majority of renters (81%) live in attached housing units.

Household size in Salt Lake City decreased from 2000 to 2010. The average household size decreased among all race and ethnicities during this time.

Housing Conditions

The Salt Lake County Assessor’s Office scored the condition of the 42,542 residential properties in Salt Lake City in 2012. Not all properties in the City were evaluated by the County Assessors Office. The majority of residential properties surveyed were either scored in average or fair condition in terms of exterior and overall condition.

The average year built of properties surveyed was 1940, though the average effective year built was 1989. Effective year built takes into account improvements made to the structure that extends its life. Eighty-one percent (81%) of homes in Salt Lake City were built prior to 1960. This would imply that that the City has a historic housing stock which helps add community character, but also presents maintenance challenges due to the age of structures, seismic issues, and potential health hazards, such as asbetos and lead based paint. Considering the *effective year built*, 95% of units have an age of 1980 or sooner, demonstrating that although the homes are older, most of them have had improvements made to them that are prolonging the life of the structures.

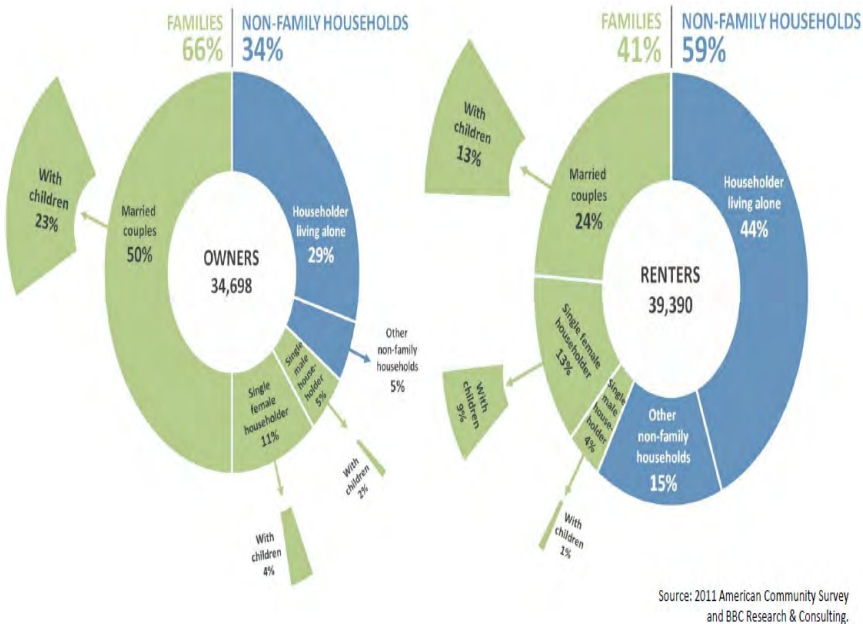
Due to high occupancy rates, Salt Lake City has a low number of boarded, vacant and secured homes. There were 148 residential properties in the city that have been deemed as Boarded/Vacant & Secured in Salt Lake City in February 2013. This number is less than 1% of the total residential properties in the city. Districts 2 and 4 had the most Boarded/Vacant & Secured properties, with 49 and 34 respectively. Districts 6 and 7 had the fewest total, 3 and 5 respectively.

Housing Programs

Salt Lake City distributed \$6 million in federal Housing and Urban Development (HUD) funds in Fiscal Year 2011-2012. The majority of these funds are Community and Development Block Grants (CDBG) and HOME Investment Trust Funds. Other HUD programs include emergency solutions grants (ESG) and housing opportunities for persons with AIDS (HOPWA). To provide further help to individuals and non-profits, the City used savings from previous years’ HUD allocations.

HUD funds allow the City to provide emergency home repairs, rehabilitate dilapidated structures, encourage the development of affordable housing units, provide grants for first time homebuyers, give money to non-profit organizations, provide services to the homeless and to infrastructure projects that serve moderate-income households.

Federal HUD funds fluctuate from year to year. In the previous five years funds have been as high as \$6,359,876 in Fiscal Year 2010-2011 and as low as \$4,670,001 for Fiscal Year 2012-2013. The fluctuation in federal monies directly affect the assistance the City can provides through its programs.



Average Household Size by Race and Ethnicity, Salt Lake City: 2000, 2010

Race/Ethnicity	2000	2010
White (not Hispanic)	2.23	2.17
Hispanic/Latino	3.85	3.66
American Indian (not Hispanic)	3.05	2.67
Asian	2.55	2.43
Pacific Islander	5.16	4.63
Black (not Hispanic)	2.58	2.61
Other Race (not Hispanic)	2.82	2.25
Two or More Races (not Hispanic)	2.54	2.35
Total Population	2.48	2.44

Source:2000, 2010 U.S. Census; Bureau of Economic and Business Research, University of Utah

Housing Affordability

The median value of owner occupied housing units in Salt Lake City is \$244,000. There is a disparity in affordability in Salt Lake City. While 34.5% of homeowners have less than 20% of their monthly income going into housing costs each month, another 26.1% have monthly housing costs of 35% or more of their monthly income. The same is true of renters but in reverse; 39.4% of renters have monthly housing costs of 35% or more of their income and 26.3% have monthly housing costs of less than 20%. According to the U.S. Bureau of Labor Statistics, on average, transportation expenses consume approximately 15.3% of the total monthly household budget.

Another way to gauge housing affordability is to consider the combined cost of housing and transportation. Given that the majority of residents in Salt Lake City move around by private automobile, transportation costs are considered by many as a necessary part of their household budget. The US Dept. of Housing and Urban Development and the US Dept. of Transportation have created the “Location Affordability Portal” which shows the combined cost of housing and transportation. In Salt Lake City as a whole, a typical household spends approximately 25% of their income on housing and 16% on transportation for a combined amount of 41%.

The combined costs vary across the City. Neighborhoods on the upper East Bench have a combined cost as high as 79%, primarily due to the high cost of housing. The East Downtown area generally has the lowest combined costs, which are as low as 31% near the Trolley Trax Station.

When you consider low income households (those with incomes less than \$31,500) most of Salt Lake City becomes unaffordable, which means households are spending more than 45% of the income on transportation and housing costs. Only two Census Blocks are below 45%, an area west of Capitol Hill and an area around 400 East and 800 South.

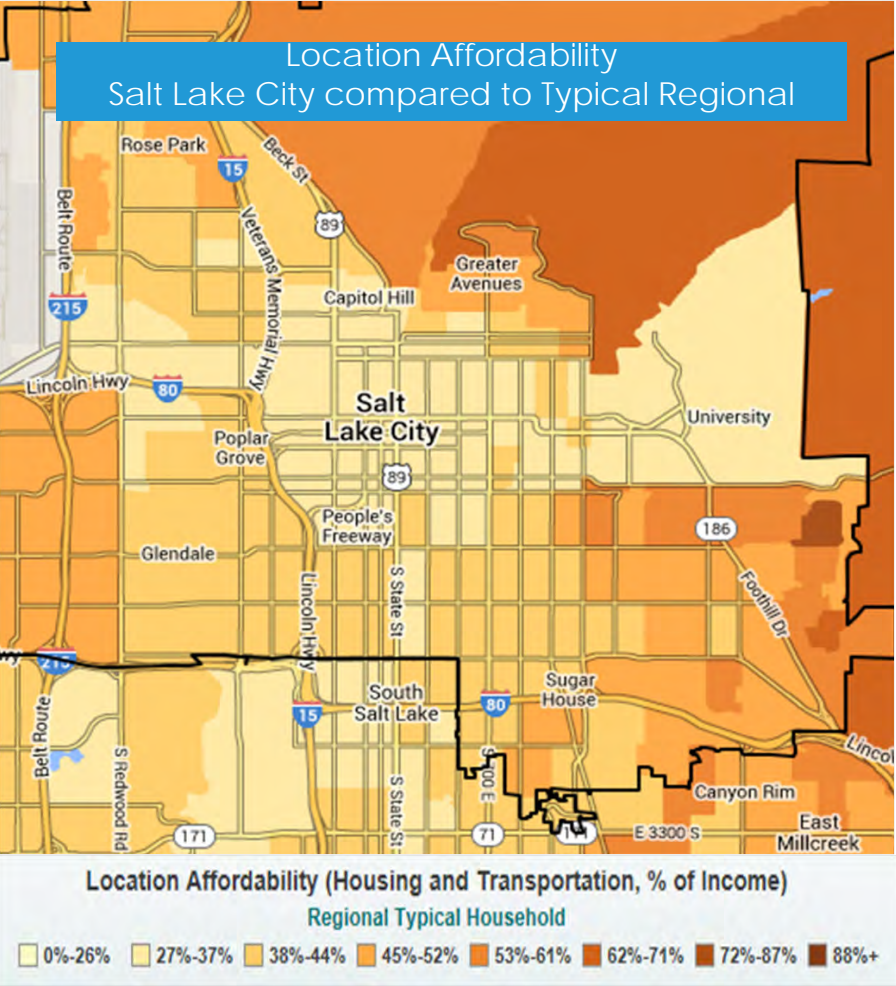
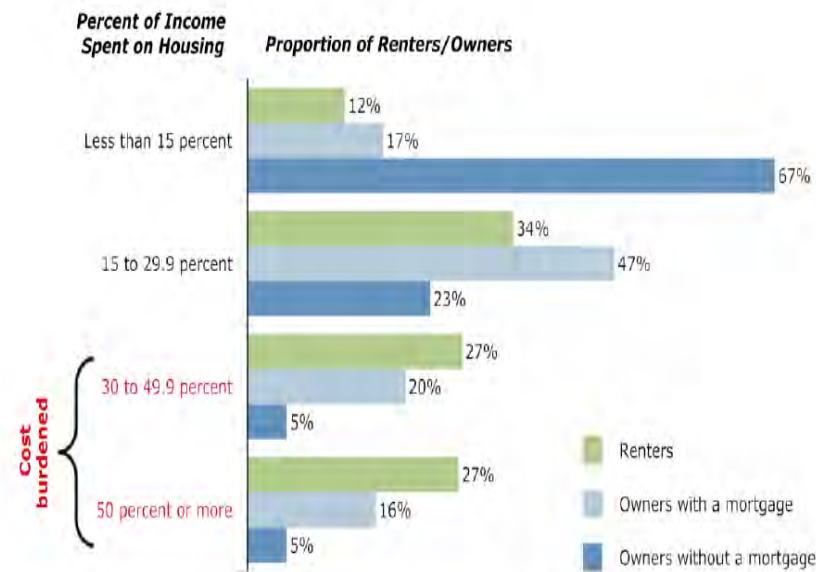
According to the National Low Income Housing Coalition, the fair market rent for a two-bedroom apartment in Utah is \$727. In order to be considered affordable, (no more than 30% of household income going towards housing costs) the rent and utilities for the apartment, a household would have to earn \$29,089 annually, or \$13.99 per hour assuming a standard work week. The median household income of Salt Lake City is \$44,501, compared

to \$57,783 for the State of Utah, according to the American Community Survey 5 Year Average 2007-2011.

The City has relatively few middle and upper income households and a high proportion of low income households. 42.5% of City households earned less than \$35,000 per year in 2012.

Household incomes and housing costs determine how cost burdened households are. More than half of all renters in Salt Lake City are considered cost burdened (more than 30% of household income going towards housing). 27% of renters are spending more than 50% of their household income on housing and are considered severely cost burdened.

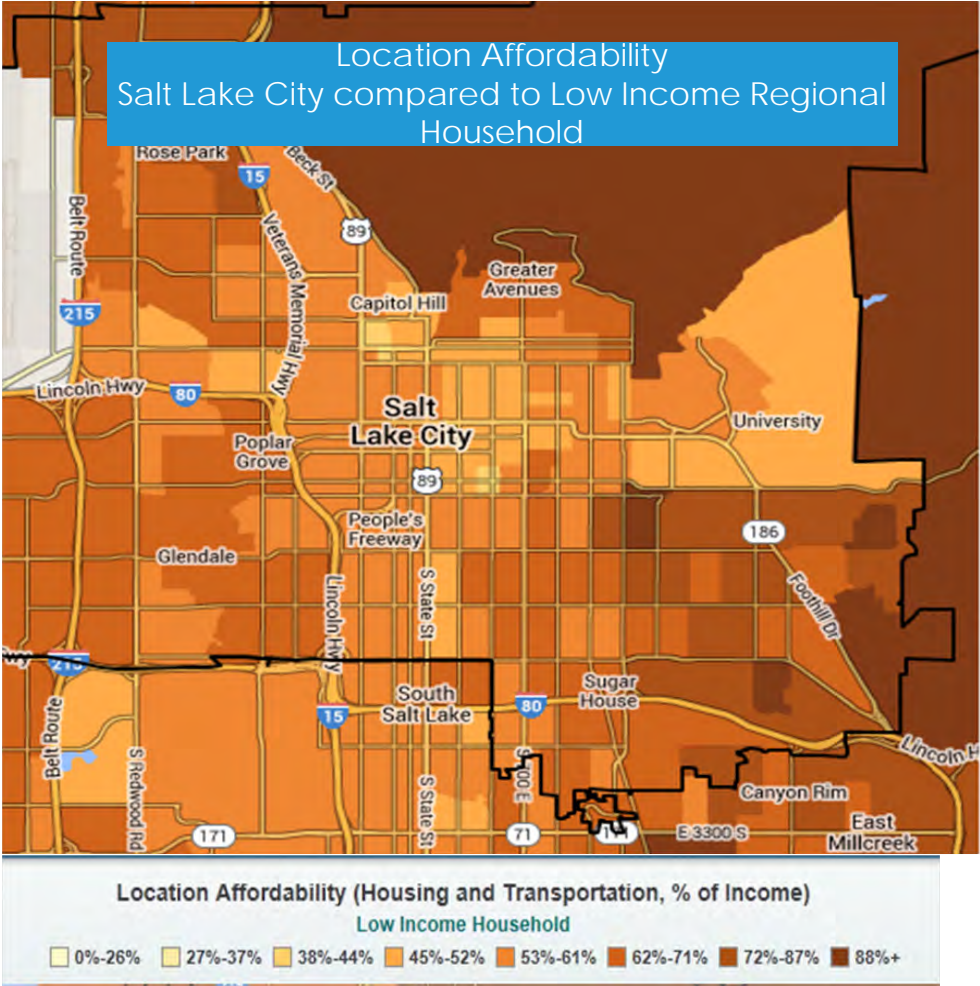
Cost Burdened by Tenure, Salt Lake City, 2011



Housing + Transportation = Location Affordability

25% + 16% = 41%

\$14,669 + \$9,388 = \$24,057



Housing + Transportation = Location Affordability

38% + 24% = 62%

\$11,970 + \$7,560 = \$19,530

Urban Form

The foundation of Salt Lake’s urban form is the Plat of Zion. The Urban Form is defined by the public spaces, which includes the street, parkstrip and sidewalk and the private spaces, which include front yards and buildings. The city’s street system is based on square blocks that measure 660 feet on each face. The original streets were created at 132 feet wide. The size of the blocks and the width of the streets have been criticized for not promoting pedestrian friendly neighborhoods. But Salt Lake City, like most cities, was developed in phases and the more recent neighborhood subdivisions were not designed with the same size grid.

Salt Lake City neighborhoods are defined by tree lined streets, park strips and sidewalks, the dimensions of which vary from neighborhood to neighborhood.

Blocks

The sizes of blocks in Salt Lake City vary depening on the historical development pattern. The original plat of the City included 10 acre blocks, which is found primarily in the Downtown and Central City areas. Blocks in the Avenues are noticably smaller than in the Downtown Area. Blocks in the foothills are defined by the topography and are rarely rectangular in nature. The images on the right show the variety of block patterns found in the City. Each image is one square mile.

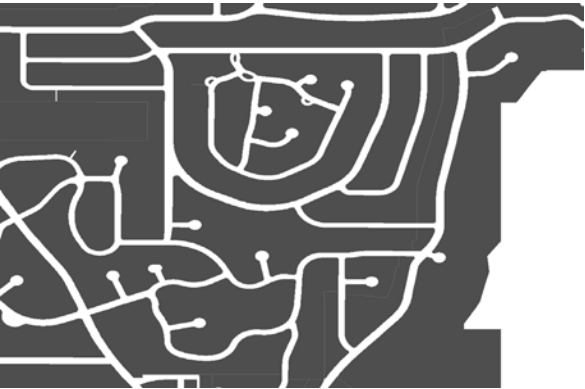
Streets

Our streets serve multiple purposes. Not only do they serve the obvious role of providing necessary infrastructure to move by automobile, they also provide mobility to bicyclists and pedestrians. Historically, before the automobile, streets were public places. Public gatherings, protests, festivals, etc. all took place in the street. They were places for people, not just for transportation.

In Salt Lake City, there are Interstates, State roads and City streets. Streets are classified based on their function. These functions only consider the automobile and not the other modes of travel. Interstates and State roads are regulated and controlled by the Utah Department of Transportation. UDOT also controls intersections of State Highways and local streets. Local streets are those streets that are owned, maintained and regulated by Salt Lake City.

Most streets in Salt Lake City include on street parking, either on the side of the street or in the middle of the street, such as along 300 South and 300 East in the Downtown area. On street parking is intended to be used by the general public. In heavily used commercial areas, parking meters are used to encourage short term stays and to promote high turnover in parking stalls.

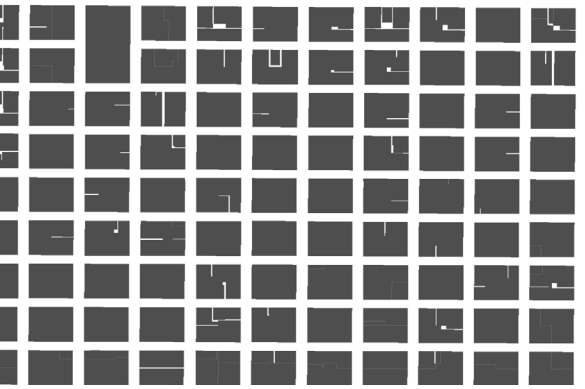
In some instances, parking permit programs are in place that reserve on street parking for certain uses. This is common around the University of Utah and other major destinations where residents desire exclusive use of the on street parking due to the heavy use of the parking by students at the University.



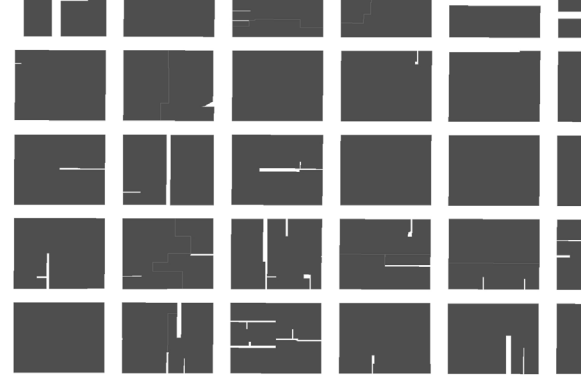
EAST BENCH BLOCK PATTERN



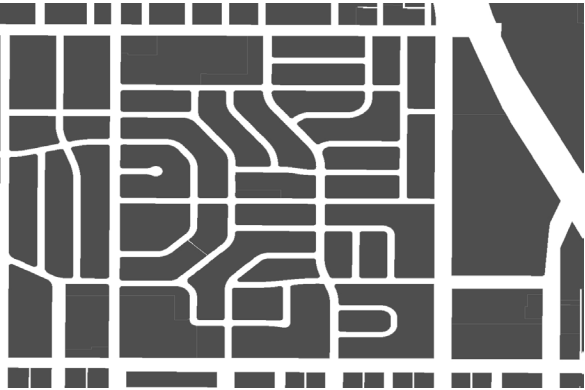
GLENDALE BLOCK PATTERN



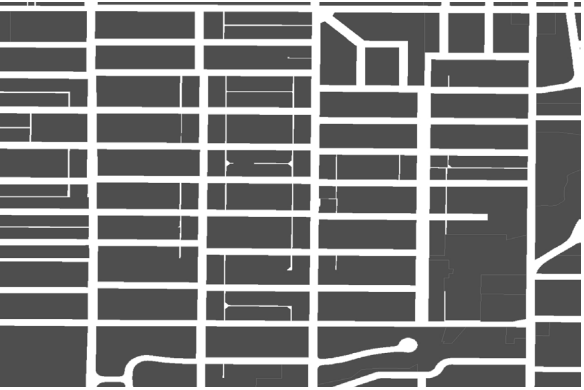
AVENUES BLOCK PATTERN



DOWNTOWN BLOCK PATTERN



ROSE PARK BLOCK PATTERN



WASATCH HOLLOW BLOCK PATTERN

Classification of Streets

Freeways/Expressways (State Routes): these are primarily Interstates and Highways that have limited access. I-15, I-80, I-215, Bangerter Highway and SR 201 belong in this category.

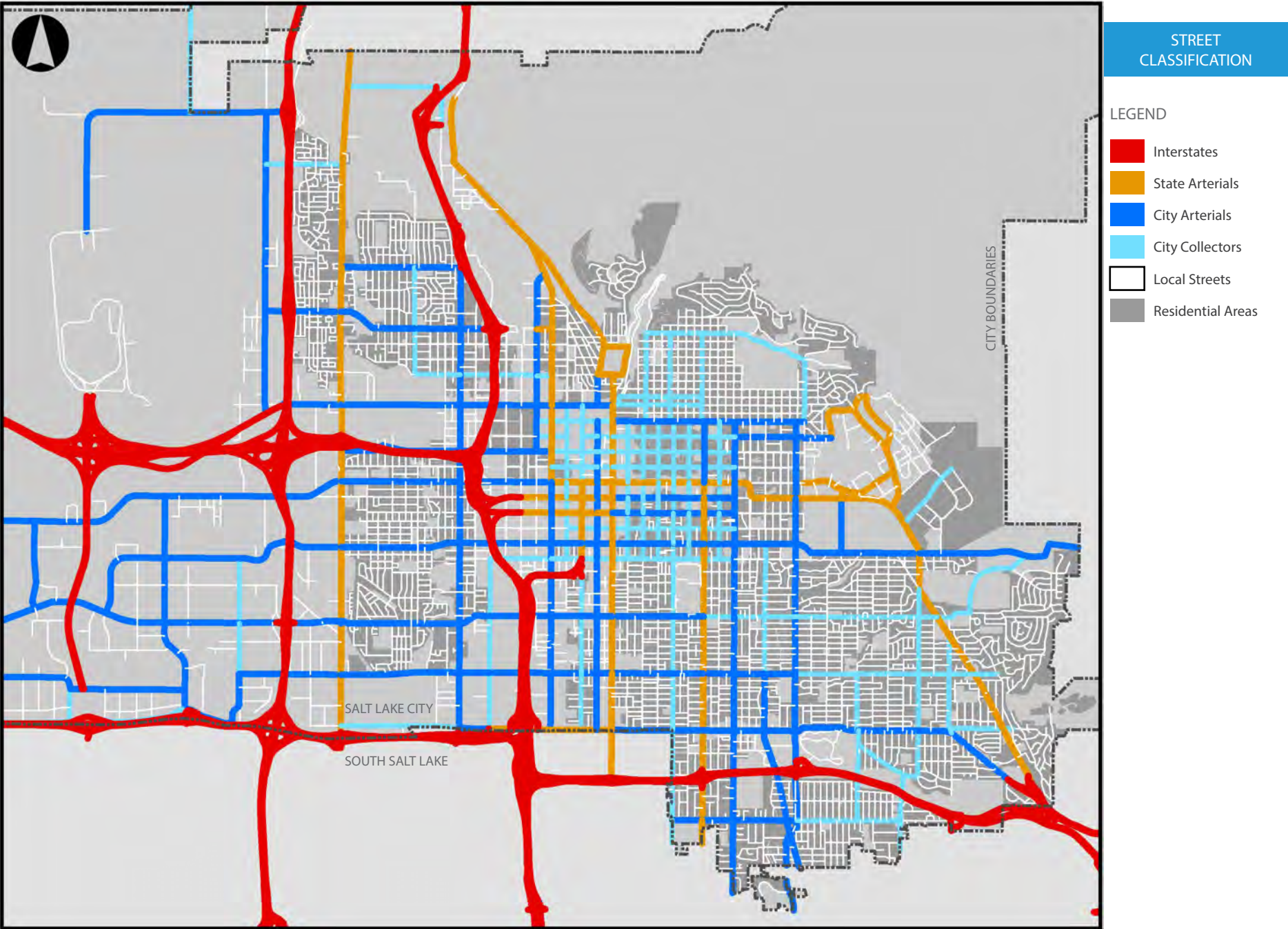
State Arterials: These are State Highways that generally serve the region, even though they may be entirely within Salt Lake City. Examples include Foothill Boulevard, 700 East, State Street, Redwood Road, 400 South and portions of West Temple, 300 West, 500 South and 600 South.

City Arterials are those streets that are intended to move vehicles through the City for several miles. Arterials are generally multilane streets carrying high traffic volumes with relatively high speed limits. These streets provide commuters with access through the City and not necessarily to their destination. Examples of City arterials include South Temple, 800 South/Sunnyside Ave, portions of 1300 South and 1700 South, 2100 South, 900 East, Main Street, portions of 300 West, 900 West, 2200 West and portions of 600 North.

City collector streets are those streets that provide connections between arterials and local streets. They are intended to move traffic from neighborhoods to larger streets. They include both single lane and multi-lane streets. They provide direct access to abutting properties and carry a mix of local and commuter traffic. Examples include 100, 200 and 300 South as well as 200 West, 500 East, 11th Ave, portions of 1300 South and 1700 South and 1700, 2100, and 2300 East Streets.

City local streets are those streets that have low speed limits, provide direct access to private property and are mostly used by

those who live in the area or by businesses in the area.



Streetscape Contexts

The function and classification of streets, coupled with the built environment and land uses along the street, produce a streetscape “context” that helps describe the street. Each context includes a series of characteristics that make certain streets similar to other streets. In Salt Lake City, there are basically three types of streetscapes: urban, major and neighborhood. The City’s Urban Design Element is a master plan that describes the streetscapes in Salt Lake City in further detail.

Urban Streets

Urban streets are primarily located in the Downtown, East Downtown and Sugar House areas. These streets may have taller buildings located close to the sidewalk, large sidewalks, and street trees that are planted in grates, planters or relatively small park strips. Adjacent land uses spill out onto the sidewalk in the form of outdoor dining, sales and signs. Streets are lined with a mix of uses, sometimes found in single buildings. These are generally considered more pedestrian oriented.

Major Streets

Major streets in Salt Lake City mostly include State and City Arterials where the street is designed to move a lot of vehicles quickly. The context can often be described as auto oriented due to the multiple travel lanes, small park strips, few or no street trees, and commercial areas that are often set back from the street with parking lots between the street and the building. Sidewalks are often narrow and located close to the street. Bike lanes are sometimes located on the streets,

but the high speed of vehicles makes most bicyclists uncomfortable.

Neighborhood Streets

Neighborhood streets are often more narrow, lined with small buildings and include sidewalks that are separated from travel lanes by wider park strips and street trees. They sometimes pass through commercial districts, but the commercial districts are relatively small scale, with buildings close to the sidewalk with parking located behind or to the side of the building.



South Temple Street, circa 1900. Streets were public gathering places, not just places for cars.



NEIGHBORHOOD STREET



MAJOR STREET

Iconic Imagery

Iconic imagery includes those places, vistas, and buildings that define the City. They are often the most recognized and cherished elements of the City.

Salt Lake City has a number of natural vistas and elements of the built environment that add to the character of the City. Ranging from the view of the mountains from Downtown to the tranquil setting of Memory Grove, these places help make Salt Lake City unique.



REUSED HISTORIC STOREFRONT



MEMORY GROVE/CITY CREEK



JORDAN RIVER



STATE CAPITOL



LIBRARY SQUARE



SUGARHOUSE PARK

Historic Preservation

Most of Salt Lake City’s neighborhoods developed prior to World War II. Many of the pre WWII neighborhoods retain their original characteristics in terms of the age of building, building details, scale and development pattern. Due to this, many of the neighborhoods have been designated as Historic Districts. The City’s Historic Preservation Plan establishes the City’s preservation philosophy. The Historic Preservation program is administered by the City’s Planning Division.

A historic district is a geographic area with a concentration of older buildings and sites unified by development, events or design. The Salt Lake City Council designates local historic districts and local landmark sites upon a recommendation from the Salt Lake City Historic Landmark Commission and Planning Commission. Districts or sites listed that are locally designated require review and approval for new construction and changes to the exterior appearance of buildings and sites. National designation does not impose any development restrictions on property owners, but does provide access to financial incentives, such as historic tax credits.

Salt Lake City has seven local historic districts, all of which also have been designated as national districts. There are sixteen national historic districts that have not been locally designated.

The first historic district, South Temple, was locally designated in 1976. The most recent was Westmoreland in 2010. Each of the local districts had at least 77% of structures within the district deemed contributory. There are 281 designated landmark sites in Salt Lake City. While they are located throughout Salt

Lake City, they are mostly associated with the local and national districts.



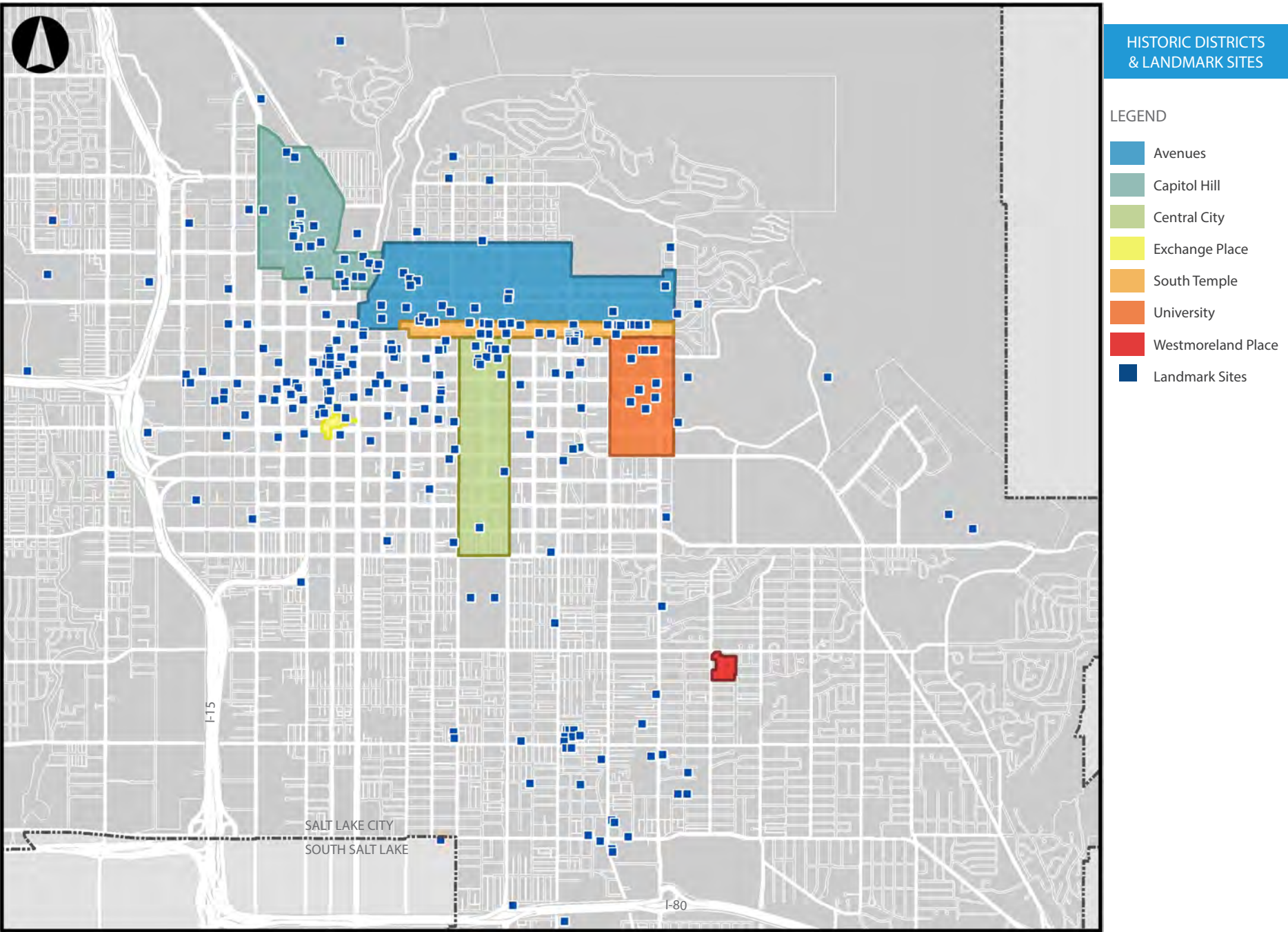
SOUTH TEMPLE HISTORIC DISTRICT



UNIVERSITY DISTRICT HISTORIC RESIDENCE



WASHINGTON SQUARE



Neighborhood Business Districts

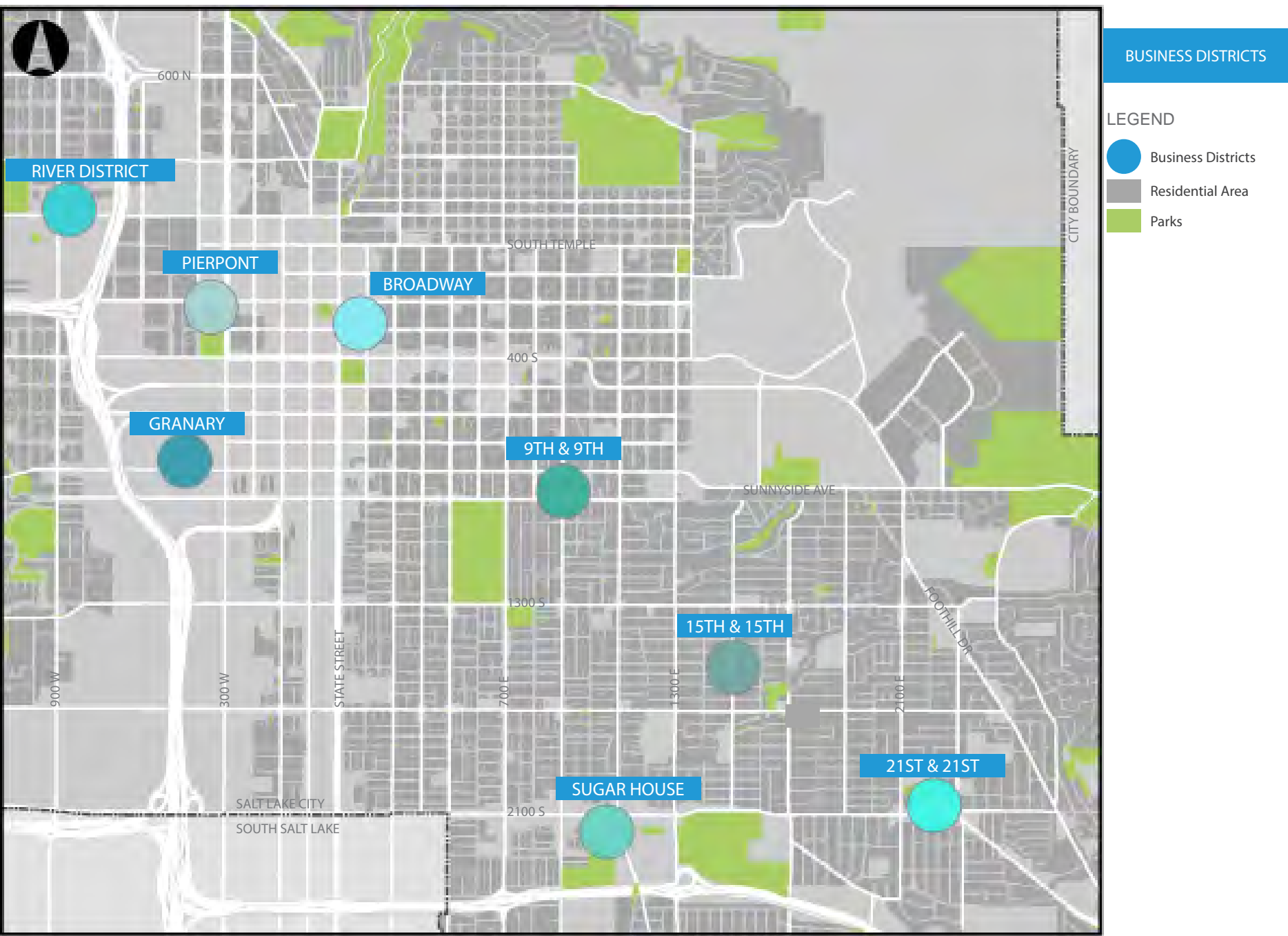
Salt Lake City supports neighborhood anchor areas or commercial uses that enhance the function of residential neighborhoods

Neighborhood business districts are important not only to the economic development of Salt Lake City, but also to provide residents with daily needs in close proximity to where they live. These districts, often called nodes, vary in size and draw, but they all contribute to the livability of our City. Some of these nodes are officially recognized business districts, while others are simply a collection of businesses that occupy the corners of primary streets. Presently, eight recognized neighborhood level business districts exist within the City:

- The **9th and 9th** Business District – *East Liberty Park Neighborhood*
- The **15th and 15th** Business District – *Wasatch Hollow Neighborhood*
- The **Sugar House** Business District – *Sugarhouse Neighborhood*
- The **Pierpont** Business District – *Downtown Neighborhood*
- The **21st and 21st** Business District – *Sugarhouse Neighborhood*
- The **Broadway** Business District – *Central City Neighborhood*
- The **River District** – *Fairpark/Poplar Grove Neighborhoods*
- The **Granary** District – *Downtown/Ballpark Neighborhoods*

Other areas within neighborhoods are currently zoned as Neighborhood Commercial (CN) or Community Business (CB) Districts. Some of these areas already

contain neighborhood level businesses; while others have the potential to produce new neighborhood business districts going into the future. In addition, the City has recently created the Small Neighborhood Business District (SNB) with the intent of recognizing those stand along commercial buildings, often surrounded by homes, that provide similar amenities to a neighborhood and contribute to the economic prosperity of the City.



Neighborhood Parks

Salt Lake City Provides for and encourages parks and recreation areas in various forms and locations to enhance residential neighborhoods and the surrounding community

It is important that the City “provide recreational opportunities in every neighborhood and to every citizen” (*Futures Commission*). There are 22 community parks, 30 mini parks, 28 neighborhood parks, 16 open space, 12 special mini parks, seven off-leash dog parks and nine special use parks serving the neighborhoods throughout the City. Access to these parks and other open spaces exists within each neighborhood; however, these areas may not be easily accessible to every citizen. While most residential areas are within easy walking distance (¼ mile), many residences still fall outside of this buffer.

Some parks are highly developed and include a range of different recreational facilities; others remain in their natural state. Those categorized as special use parks include locations like the Hogle Zoo, Red Butte Garden, the Gallivan Center and the open space surrounding the Utah State Capitol. These special use parks are heavily utilized by the public. For example, the Hogle Zoo has exceeded 1 million guests for the first time in 2011 and again in 2012. Red Butte Gardens reported that they average more than 150,000 annual visitors.

There are 126 parks in Salt Lake City comprising 925 acres with 58 municipal playgrounds. 125 of those parks are owned and maintained by the city and 1, Sugar House Park, is owned

and maintained by Salt Lake County. The parks range in size from 160 acres to some that are less than a quarter of an acre.

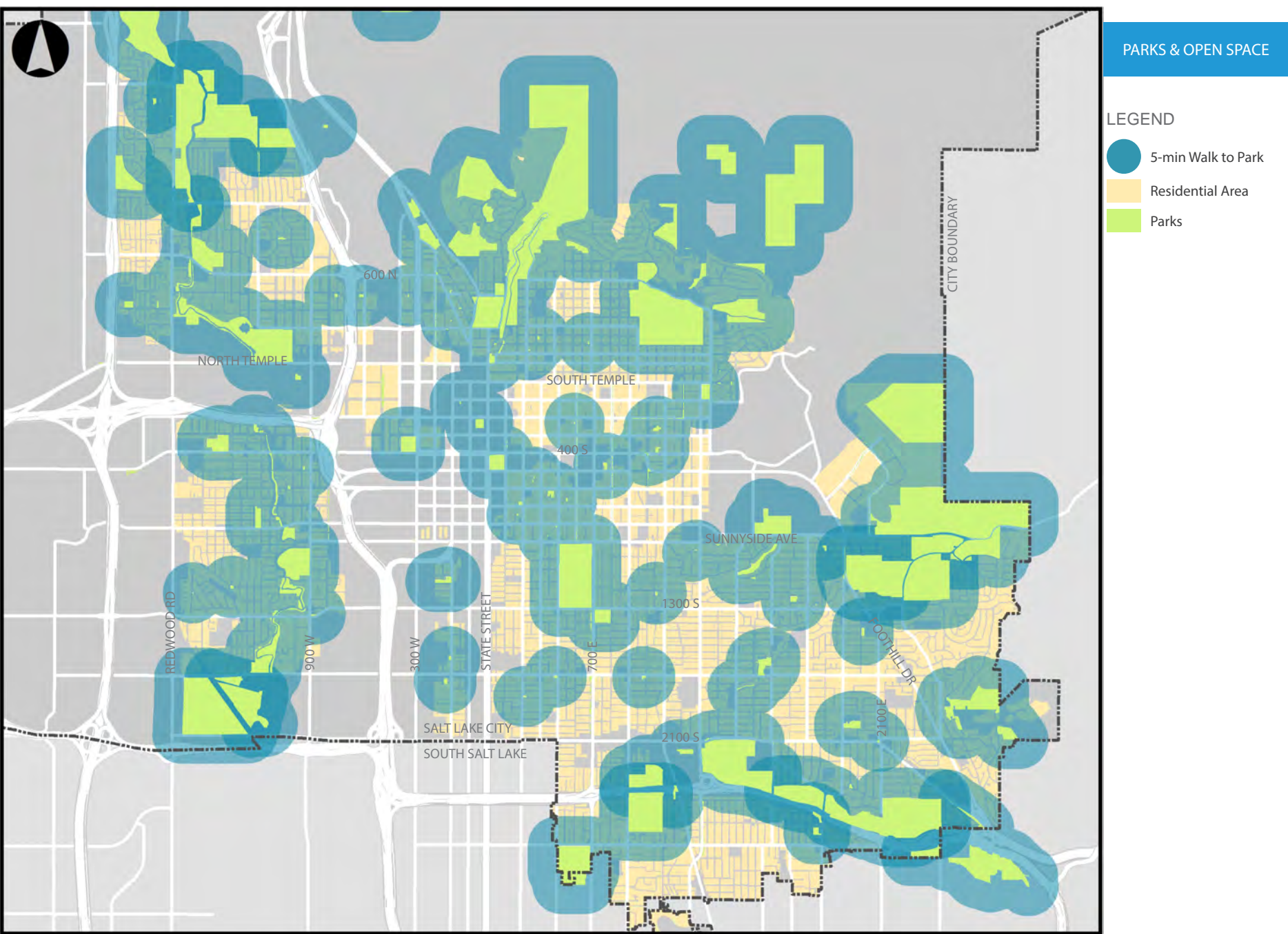
The City also maintains and/or owns natural open space outside of the City to preserve the watershed and provide recreation opportunities for City residents. Areas include Parleys Nature Parks, City Creek Canyon and other areas of the Wasatch Canyons and foothills. These areas provide access to hiking, biking, wildlife viewing and other alternatives to activities found in developed parks. Many of these areas are adjacent to and connected to other public lands, such as US Forest Service Lands.

The City exceeds the national target ratio of 6.5 acres per 1,000 people of parks, natural lands, and golf courses. In 2012, the City’s ratio was 10.3 acres per 1,000 people.

Besides parks the City is home to several recreation centers, some that are owned by the City and others by Salt Lake County. The county operates but the City owns three aquatic centers at Fairmont Park, the Steiner Complex and at the Sorenson Center. There is also an outdoor pool at Liberty Park which is operated by the city. Salt Lake County also owns and operates the Central City Recreation Center and the Northwest Recreation Center.

The city currently maintains 26 miles of paved shared-use trails. Trails include regional trails that connect several cities, such as the Jordan River Parkway and Bonneville Shoreline Trail; natural trails, like the trails going into the smaller canyons; reclaimed trails, such as the 9Line trail, and park trails, like the jogging path at Liberty Park.

Salt Lake County conducted a community survey in 2012, asking what residents want in their parks and recreation system. While 84% of respondents live within a five to ten minute walk of a park, 79% travel to parks and recreation facilities via car, 72% walk, 38% bike, and only 4% use public transportation. In the survey participants were allowed to make multiple choices. Open lawn areas, disability access to facilities, children’s playgrounds (traditional and natural), and group pavilions were the most identified wanted amenities. While outdoor basketball courts, soccer fields, little league fields and tennis courts were the most wanted sports amenities. 98% of respondents consider trails a medium or high priority. Preferred top action priorities are improving regional trails, building new trails and preserving natural areas and open space. Generally people are satisfied with parks and recreation facilities; 75% are satisfied with maintenance of parks, 72% see a value in the parks, and 67% are satisfied with the number of parks.



Commuting Patterns

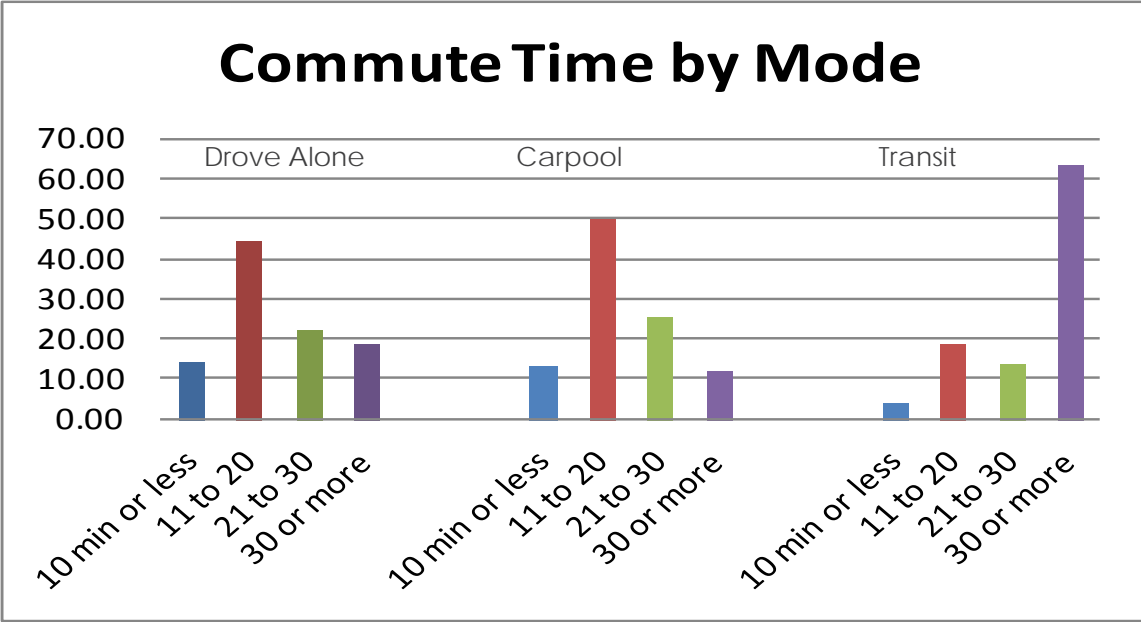
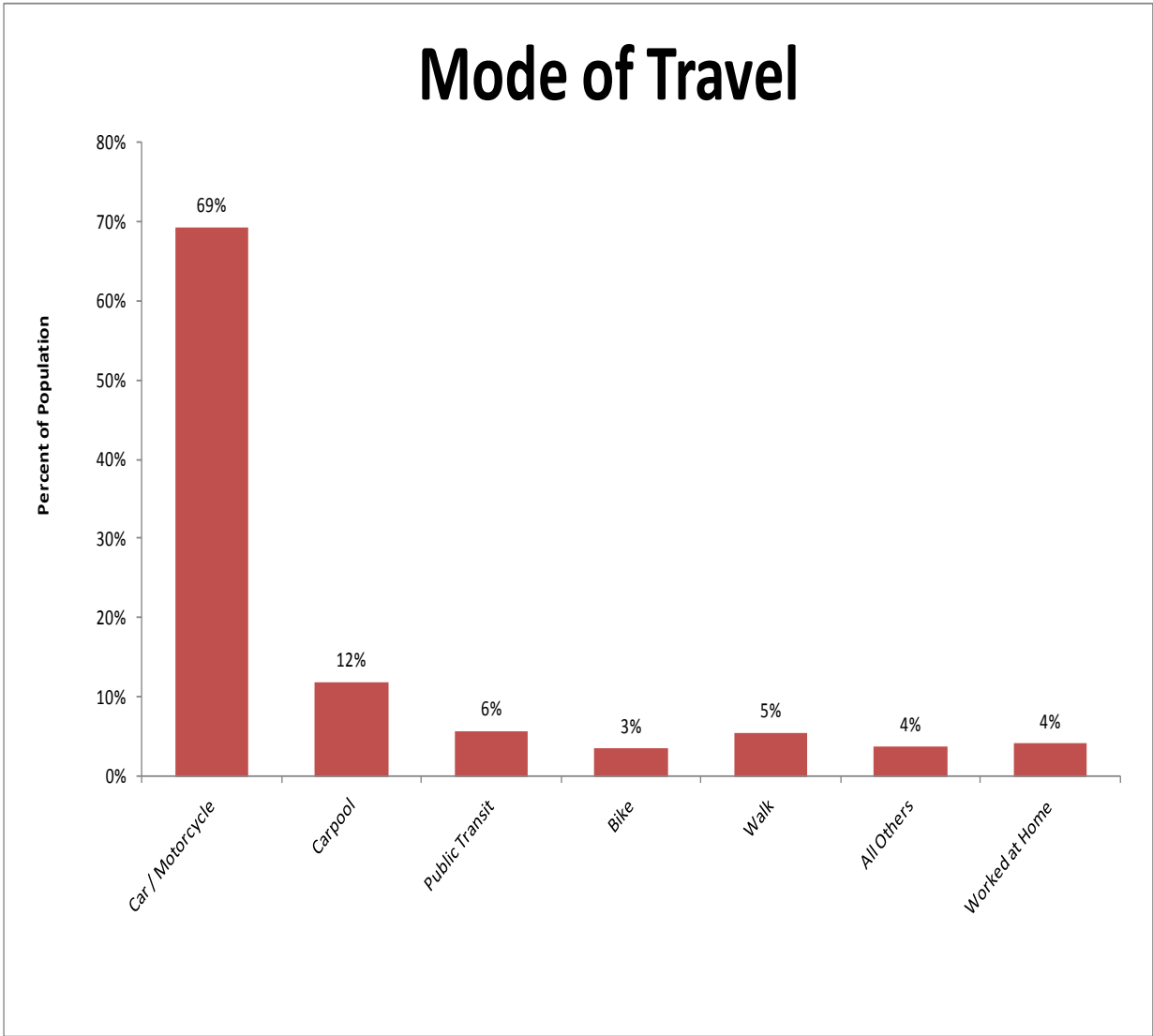
People commute to work by car, tansit, bicycle or on foot. A small number of Salt Lake City residents work from home and do not commute.

Almost 70% of commuters into the City arrive traveling alone in a car or motorcycle. This number has not changed in the years between 2000 and 2010. The average Salt Lake City resident drives 7,400 vehicle miles each year. This is substantially lower than the state of Utah average of 10,143 and less than the Salt Lake Metropolitan Area average of 9,339.

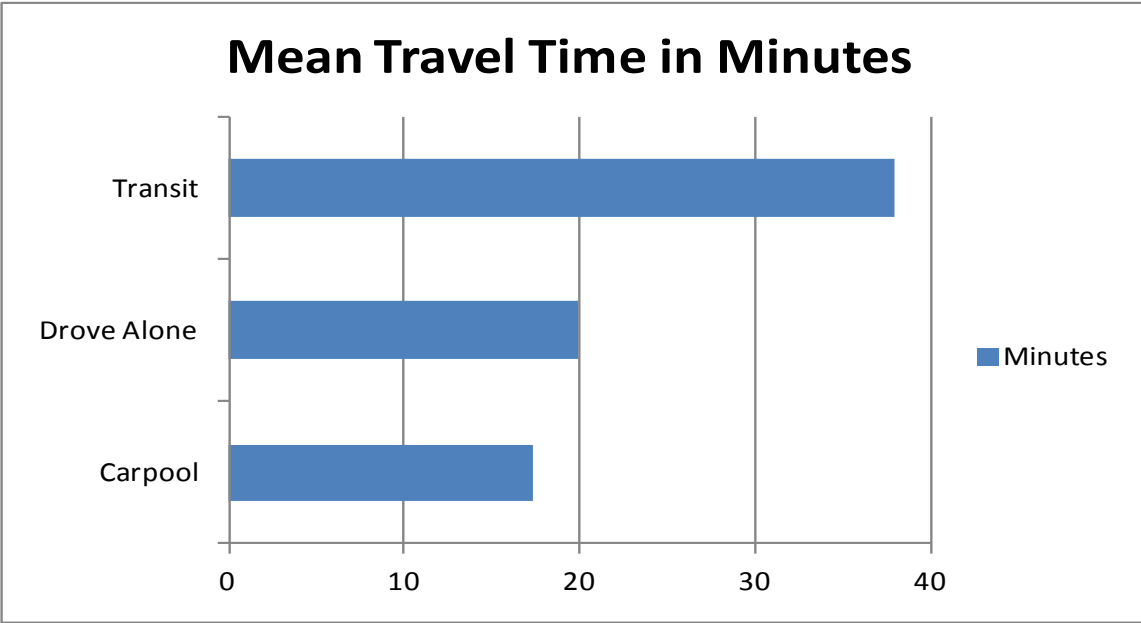
The number of Salt Lake City residents commuting via public transportation has shrunk slightly in the last decade from 6.3% to 5.7%. This number is comparable to other US cities, such as St. Louis, Phoenix, Detroit and Dallas. This number is lower than cities such as Denver and Portland.

This number of commuters that walk to work has increased by 0.6% since 2000. Numbers are not availabe for those that biked to work in 2000, but 2013 surveys show 3.5% of trips in Salt Lake City are by bike.

The average commuting time in Salt Lake City is 19.4 minutes which is less than the states average of 21.4 minutes and substantially less than the national average of 25.4 minutes.



Data in both charts from the 2012 American Community Survey 1 Year Estimates



Pedestrians

Most people are a pedestrian at some point during the day. Some segments of the population, such as those that are too young to drive, cannot physically drive or choose not to drive, are pedestrians more often than others. Trips by foot vary throughout the City, with a high number of trips in the Downtown area being made by foot to residential neighborhoods where only a few trips are made by foot. The pedestrian environment in Salt Lake City is impacted by the design of the infrastructure, the speed and volume of streets, and the number of destinations within walking distance. Due to the wide streets, long blocks, design of the streets and separation of land uses in Salt Lake City, few trips are made by foot (see the discussion of commuting patterns above).

Bicycles

The City Administration has consistently promoted alternative forms of transportation in and around Salt Lake City. There has been an emphasis on accommodating bicycle travel on city streets and on separated trailways. Salt Lake City has invested heavily in bicycle infrastructure throughout the city. There are over 26 miles of paved multi-use trails in the city. These trails include the Jordan River Trail, City Creek Canyon/Memory Grove, the 9 Line Trail and the Airport Trail. Trails in development include the Parley’s Trail which will run adjacent to the streetcar line into Sugar House. Other planned trails include a trail along the Surplus Canal and the Jordan & Salt Lake City Canal.

Salt Lake City has over 150 miles of bicycle lanes on city streets to support the growing

network of bike trails. The city is also adding facilities for bicycle parking, storage and maintenance, including over 150 on-street bicycle racks that will accompany an existing Bicycle Transit Center located at the Intermodal Hub in downtown Salt Lake City. This center provides bike rentals and service and lockers. At this hub a person is connected to light rail, commuter rail, and bus service.

The City has conducted an annual count of those traveling within the city by bicycle since 2010. The study was accomplished by having volunteers physically count cyclists at key locations throughout the city. They have returned to the same locations each year. The growth from 2010 to 2011 was 27.2%. The change between 2011 and 2012 was an increase of 12%. The substantial increase in the number of cyclists on the 147 miles of on-road bikeways and the 26 miles of off-road paved trails mirrors the Administration’s emphasis and implementation of new and improved bicycle facilities throughout the city emphasizing downtown and the University of Utah. In 2011, 2.7% of total commuters were cyclists.

In 2013, a bike sharing system, called GREENbike, was launched in the Central Business District. It is designed to serve short trips within the Downtown, initially operating 10 stations and now has 12 stations (as of August 2013). This program facilitates bicycle travel for a broad range of people by providing utilitarian city bikes with chain-guards, lights, fenders and baskets, and allowing members to avoid the hassles of bicycle ownership such as large up-front costs, maintenance, and theft. This program aims to encourage bicycle use and provide a simple, healthy and pollution-free transportation option.

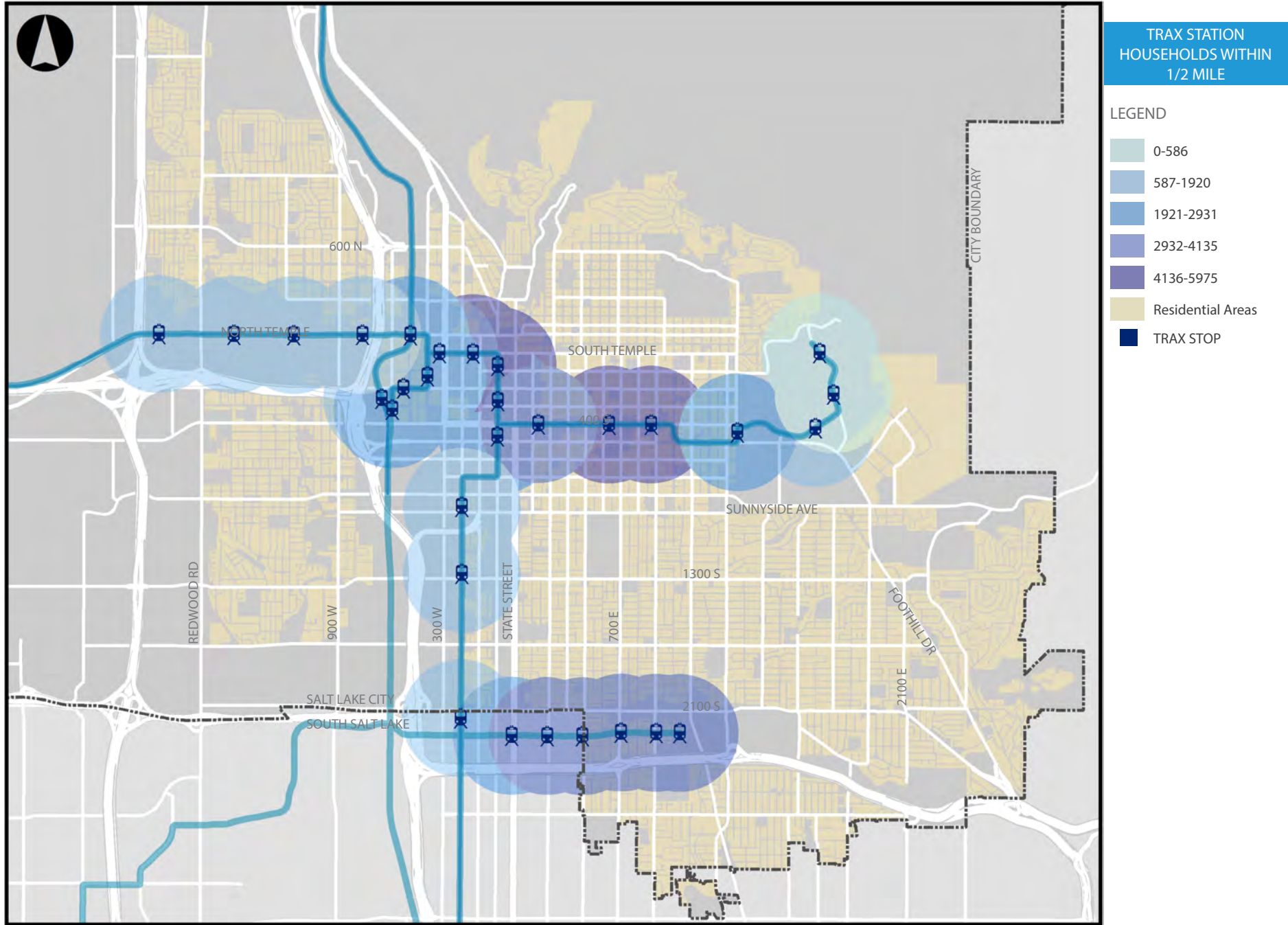
Walk and Bike Score by Neighborhood

Neighborhood	Walk Score	Bike Score
Downtown	87	85
E. Central	70	80
Liberty Wells	63	80
Greater Ave.	61	58
Sugarhouse	61	69
Capitol Hill	59	63
Bonneville Hills	59	72
Central City	87	91
Fairpark	57	81
Jordan Mead.	56	72
Wasatch Holl.	52	69
Yalecrest	50	71
Poplar Grove	47	64
Glendale	46	61
Rose Park	41	61
East Bench	40	50
Arcadia Heights	33	29
Westpointe	27	49
Cent. Lib. Wells	68	88
E. Liberty Park	NA	NA
Foothill/ Sunny-side	NA	NA
Sunnyside E.	NA	NA

In the four month period since the program launched, 4,000 individuals have used the system and more than 17,000 trips have been made (as of August 2013). By comparison, by the end of their first year of operation Boulder, CO (13 stations) recorded 17,000 trips and 7,070 users and Madison, WI (27 stations) recorded 19,000 trips and 6,440 users. The program operates through an agreement between the City and the Downtown Alliance. Many partners and sponsors provide financial support. GREENbike plans additional expansions within the Downtown and nearby areas in the future.

In a Summer 2013 survey of GREENbike members, 52% said they drive a personal vehicle less often than before the GREENbike program launched, 30% use mass transit more often, and only 4% use it less often as a direct result of the GREENbike program. Of all GREENbike users, 1/3 live out of state, 1/3 live in the County, & the rest live along the Wasatch Front. The survey indicated that GREENbike has a positive impact on local commerce with 56% of people surveyed saying they shop more at locations near stations than they did before GREENbike started. 38% are spending

more money in local establishments and 79% said that stations “enhance the attractiveness of nearby shopping locations. Only 3% said they reduce attractiveness. Though no improvements to bike facilities have been made since GREENbike launched, 93% of the members surveyed said they feel safe riding GREENbikes in Downtown.



Public Transportation

Salt Lake City is connected to a well established transit system that includes buses, light rail, streetcars and commuter rail. The Utah Transit Authority (UTA) is the provider of transit services. It is a system that includes a multitude of communities along the Wasatch Front including Box Elder, Weber, Davis, Salt Lake, Tooele and Utah Counties. On average, there are over 125,000 trips on the UTA system on a typical spring or fall day. 43% of transit riders are between 25 and 44 and 95% of all using the system are of working age which is considered 18 to 64 years of age. 60% of all riders are male and 40 % are female. Over 65% of Wasatch Front residents have used UTA in the past year.

Nearly 28% of all trips on UTA are going to the University of Utah. The Central Business District creates 19% of all transit trips but it attracts nearly 27% of all daily trips. More than 69% of that traffic is from light rail.

The majority of those utilizing the UTA system are “regular riders” or those using it at least 5 days a week. Most of those riders are students heading to or from the University of Utah and commuters into and out of Downtown. These regular riders contribute to 60% of total riders. That same percentage reflects the number of riders who actually had another means of travel besides UTA.

The remainder of users, those that are not students or commuting downtown generally do not have another mode of travel and many are low income with more than one third reporting annual incomes of less than \$25,000.00.

Of the regional system, there are 12 bus

lines serving only Salt Lake City, 13 bus lines connecting Salt Lake City with other cities in Salt Lake County, three bus lines connecting the city with Tooele County, and 10 bus lines serving Davis and Weber Counties. There are also special services buses including: three express lines connecting Salt Lake County suburbs with Downtown, one connecting Salt Lake City to Park City and two bus routes that connects downtown and the University of Utah with ski resorts in Little Cottonwood Canyon.

Commuter Rail

The FrontRunner, a commuter rail service, connects Salt Lake City with Ogden and Provo. There are two commuter rail stations in the City providing a direct link to bus and light rail lines.

Light Rail

There are three light rail lines connecting Salt Lake City with neighboring communities. The Green Line connects the Salt Lake International Airport to West Valley City via downtown. The original light rail line, the Blue Line, connects Salt Lake Central Station with Draper City at 12300 South. The Red Line connects the University of Utah with the Daybreak Community located in South Jordan. There are a total of 24 light rail stations located in the City.

The Courthouse Station has the most weekday daily boardings; 6,156 persons pass through the station each day. The Ft. Douglas Station has the fewest weekday daily boardings with 400 persons per day. The majority of stations have between 900 and 3,000 persons pass through each weekday.

Street Car

The City's first street car in 70 years will open in December 2013. The “S Line” connects the Sugar House neighborhood to the Central Point Trax Station. The line will provide three new transit stations in Salt Lake City at 700 East, 900 East and 1045 East (Sugarmont Street). Expansion of the system to 2100 South and 1100 East is planned in the next few years.

Bus

There is a clear pattern of north and south travel patterns and rare examples of popular east to west travel patterns excluding North Temple, 2100 South and the routes directly connecting the downtown area eastward to the University of Utah. The highest bus usage is along State Street. Other north to south routes show a significant amount of usage along Redwood Road, 500 East, 900 East, 1100 East, 1300 East and 2100 East. Those routes with the highest ridership are also those that provided the highest frequency of buses. Although there are other routes throughout the city they do not attract a great deal of traffic.

Autos

Most of Salt Lake City developed prior to many people owning an automobile and as such much of the City originally developed without the automobile in mind. However, the wide streets that were laid out in 1847 to accommodate a team of oxen easily converted to serve the automobile.

There are 1,858 lane miles of public streets in Salt Lake City. The average annual maintenance budget—which includes the Capitol Improvements Program (CIP) and the Streets Division surface treatment program—is approximately \$7.2 million (with occasional additions of federal funding). Unfortunately, this level of funding is inadequate to maintain City streets in their present condition. According to the Transportation Division, approximately \$19 million would be needed each year to effectively maintain the street network; consequently, the overall condition of the City street network continues to decline each year.

City streets have a design life of thirty years; however, the estimated average life of a new street is approximately 80 years. This extended life requires several extensive rehabilitations as well as periodic maintenance. The actual functional life of existing City streets varies widely depending on such factors as maintenance history, age, roadway structure, and traffic loads. Many of the City's streets have far exceeded their design life, and the poor condition of these streets is readily evident. The current replacement rate of deteriorated City streets is insufficient to meet increasing maintenance need.

Freight

Salt Lake City is a junction for major freight lines that travel from the north and south and eventually to the west. The junctions are located in Downtown, with the east-west rail lines running at approximately 600 West and the western lines running between South Temple and 100 South. A major rail transfer station is located in the western industrial area of the City, at approximately 6000 West.

Salt Lake City is also a major truck route due to the convergence of I-15 and I-80. Due to the junction of two major interstates that cross the Country both east-west and north south, the City's industrial areas are major contributors to the City's and States economies.

Air Transportation

The Salt Lake City International Airport is the primary source of air transportation in the State. More commercial flights originate or end here than at any other airport in Utah. The airport is an important asset to the City and influences tourism, commerce and industry statewide. In 2012, 20 million passengers passed through the airport. Salt Lake City International Airport is the 26th busiest airport in North America. There are 645 daily scheduled flights by seven airlines from the airport. In addition, the airport provides commercial freight service and military service. The airport includes four runways. In 2013, the airport was connected to the region's light rail and commuter rail line when the Airport Light Rail Line opened, providing residents and visitors alternative ways to get to and from the airport. The airport is uniquely situated, located within 5 miles of Downtown.

Infrastructure

The City's infrastructure consists of a number of different systems, all intended to make sure the residents and businesses within the City can function in a modern lifestyle. It includes our power grid, streets, water lines, and many other networks that we often take for granted until they are not available.

Electricity

In 1881, Salt Lake City became the fifth city in the world to power a street lighting system with central-station electricity, following London, New York City, San Francisco and Cleveland. Today, a network of high voltage transmission lines and substations serves thousands of customers.

Large transmission lines (46 kilovolts and 138 kilovolts) carry electricity from power sources located west of the city to substations where it is transformed to lower voltages (8 kilovolts and 12.5 kilovolts) and distributed to customers throughout downtown.

The utility's long-term plan calls for systematic conversion of existing 46 kilovolt facilities to 138 kilovolts to keep pace with customers' increased electrical capacity needs. It will also upgrade older portions of the distribution network from 8 kilovolts to the current standard of 12.5 kilovolts.

Overhead transmission and distribution facilities are found throughout the City. In some areas, the power system is buried underground. Many residents prefer underground power systems. While it is possible to bury power lines, it is not always economically feasible. The cost to bury high voltage transmission lines



underground is much more expensive than burying distribution lines, and Utah law requires the requesting entity to bear the increased cost. In the case of new transmission lines, that is the incremental difference between overhead and underground construction, while it is 100 percent of the cost to convert existing overhead lines to underground.

Clearances required under the National Electric Safety Code may constrain development of properties adjacent to overhead power lines, particularly high voltage transmission lines like the one on 600 South which require 35 feet clearance. These constraints can include setbacks from the street and landscape limitations to maintain

required clearances below and around power lines.

Telecommunications

Over the past 20 years, the way in which people communicate has changed dramatically. Cell phones are now common place among every segment of the population. The demand for high speed internet access is becoming a major quality of life factor for many and an economic development consideration. In Salt Lake City, our telecommunication network consists of both cellular antennae infrastructure and cables (both underground and overhead) and router cabinets necessary for the telecommunications systems to function. The city regulates telecommunication infrastructure through the zoning ordinance, which determines the height, location and process for approval of telecommunication equipment.

Similar to electricity infrastructure, there is a growing demand for the service, which triggers a need for adequate infrastructure. The location of utility cabinets particularly has become an issue in SLC, as more and more people demand the service but have issues with where the infrastructure is located.

Drinking Water

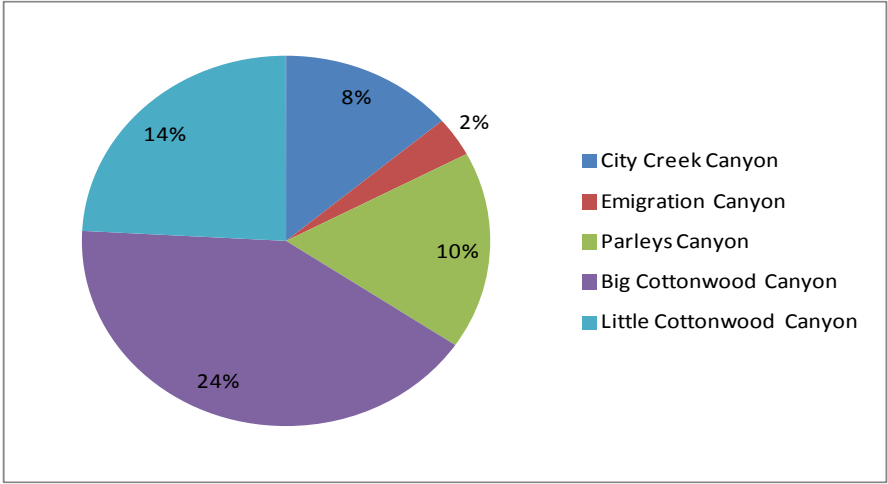
The primary source of water for the City comes from stream flows from the surrounding canyons. As of June 30, 2012, the City owned 2,567 acres or 4.01 square miles of land in the protected watershed. These areas of the watershed and their protection are of upmost importance to Salt Lake City and its residents.

Salt Lake City Public Utilities provides culinary water to all of its residents and also to a large region outside of the city boundaries. There are 90,251 water service accounts in the entire system which covers over 135 square miles. 55,453 or 61% of those accounts are city residents. The annual residential account averages 7,480 gallons per month for 8 months and 40,000 gallons for 4 months. This equates to an annual cost of \$511.60. In 2012, the City supplied 31,745,800,000 gallons of water. That is an increase from 2008 of 31,736,570,000.

The winter of 2011-2012 was unusually mild raising concerns about climatic changes and impacts to the water resources. Current climate change models show the state becoming drier. Public Utilities is engaged with other western cities, federal agencies, and universities in an attempt to understand and prepare for these impacts and to identify how to adapt to them. Salt Lake City Public Utilities recognizes that climate change will have an impact on water supply. Due to this, it is conducting a vulnerability analysis.

20% of the city water supply comes from underground sources. The City maintains 1,300 miles of underground water pipe and spends \$7 million a year in capitol improvements.

Following a common practice, Salt Lake City Public Utilities believes it is cheaper to pursue



More than half of the City’s drinking water comes from the local canyons.

watershed protection than capitol costs to the system. Salt Lake City spends \$1 million a year in watershed protection to avoid hundreds of millions in capitol costs. This is a substantial amount but is much less than that amount spent on other capital improvements. This system is made up of nearly 1,300 miles of culinary water lines, 26 wells, 30 pump stations, 23 distribution reservoirs, 14 distribution tanks and 6 storage reservoirs supplying 31.7 billion gallons of culinary water annually.

The watershed is located in the canyons of the Wasatch Front where there are 11,989 acres of undeveloped privately owned parcels compared to 2,708 acres of developed privately owned parcels. Further, there are hundreds of thousands of acres of undeveloped public land located within the boundaries of the Wasatch National Forest.

As the population along the Wasatch Front increases, more and more people are going to look to the mountains for opportunities to recreate. There are a variety of developed and dispersed recreational opportunities such as skiing, biking, hiking, jogging, sightseeing,

fishing and hunting. The Wasatch Canyons Tomorrow Report predicts the steady growth of recreational visitors in those canyons. This increase of visitors can have a significant impact on the local economy.

According to the Metropolitan Research Center of the University of Utah, non-winter visits to the Wasatch Canyons will continue to increase this century. By 2030, over three million visitors will travel to the canyons in the summer for recreation. The majority of those visitors will be using forest trails.

This growth will have an impact on the limited amount of public land available especially on the access points to these canyons and other areas of open space. These access points are generally narrow and limited in their ability to be enlarged. Salt Lake City will have to work to create a balance between protection of the public lands with an emphasis on watershed protection areas and providing public access. Complicating the issue is that most of the watershed is outside City limits, which means that the City does not control land use or development. Salt Lake

County is the entity that does and is currently considering updates to the development regulations in the canyon areas.

Storm Water

Salt Lake City has an extensive storm water drainage system that includes gutters, underground pipes, ditches, canals, natural streams, lift stations and detention basins. There are over 1.7 million feet or 336 miles of existing underground storm drain pipe. The city utilizes and maintains 112 detention basins located throughout the storm water system. These basins help to slow the flow of storm water into the system in times of excessive rainfall.

The City utilizes canals, ditches, creeks and rivers to distribute storm water to the Jordan River and eventually the Great Salt Lake. The City owns and maintains approximately 38 miles of open canals and ditches:

- CWA#1- 2,689 feet or 0.51 miles
- CWA#2- 20, 986 feet or 3.97 miles
- CWA#3- 6,598 or 1.25 miles
- CWA#4- 1,538 feet or 0.29 miles
- City Drain- 20, 452 feet or 3.87 miles
- Goggin- 51,581 feet or 9.77 miles
- Lee Drain- 30,899 feet or 5.85 miles
- Little Goggin- 15,802 feet or 2.99 miles
- Surplus- 44,619 feet or 8.45 miles
- Middle Branch Brighton- 3,799 feet or 0.72 miles

The City also maintains the natural creeks that flow westward from the Wasatch Mountains into the Jordan River. These creeks originally ran unimpeded to the Jordan River but as development has occurred in the City, large portions have since been encased in underground pipes. These natural bodies of

water are listed below and the lengths listed include portions that are both above and below ground:

- City Creek- 64,592 feet or 12.23 miles
- Dry Creek- 7,433 feet or 1.41 miles
- Emigration Creek- 23,732 feet or 4.49 miles
- Parleys Creek- 22,853 or 4.33 miles
- Red Butte Creek- 18,964 feet or 3.59 miles
- Jordan River- 47,314 feet or 8.96 miles

There are areas of the City that cannot naturally drain into one of the natural bodies of water discussed earlier. Because of that the City owns and maintains a system of 26 storm water lift stations. Most of which are located in Northwest and West Salt Lake. A lift station pumps the water to a higher elevation to remove it from low lying areas.

In total, the City spent \$12 million in fiscal year 2012/2013 in repairs and improvements to its stormwater system.

Sewer

The City provides a sanitary sewer system throughout the City. The system serves the entirety of the City with nearly 50,000 sewer connections. Currently, there is more than 652 miles of underground sanitary sewer pipe. Because of the flat terrain in areas of the western parts of Salt Lake City, the sewer system also incorporates a system of 35 sanitary sewer lift stations in those areas.

The Water Reclamation Facility is designed for maximum monthly average capacity of 56 million gallons per day, current influent flow is 34 million gallons a day. There is space to expand the plant for future needs.

Prior to 1890 there were no sanitary sewers in Salt Lake City. Each property had its own outhouse or on-site septic system. The first planned sewers were constructed in 1889 and conveyed sewage under 500 South Street from about 300 West to the Jordan River, where the sewage was pumped to a further west canal. A “sewer farm” a few miles north and west of the city was created to accept the waste for disposal and re-use as irrigation. Soon the system expanded to Main Street and 100 South Street and by 1903 the sewer system covered most of the central business district.

In 1911 a five mile outlet canal was completed that emptied directly into the Great Salt Lake to discontinue discharges to the Jordan River. By 1923 practically all of the developed portions of Salt Lake City were served by the sewer. In 1963 a ground breaking ceremony was held for a new sewage treatment plant, thereby ending the open channel discharge of untreated waste to the Great Salt Lake.

New infill or densification of existing projects may cause a demand beyond the capacity of existing water or sewer systems. The cost of upgrades to accommodate the higher needs may be incurred by the development.

The threshold for upsizing is dependent on the “base flow” or existing flow in the pipe and the capacity that the new develop requires. This means that each project and each location needs to be evaluated separately. Projects with larger demands on an existing 8 inch sewer may need to be evaluated and might need to upsize the public sewer. A significantly larger project on a 12 inch line may also need to do infrastructure improvements.

Waste Management

Salt Lake City’s goal is to decrease waste and divert recyclable waste from the landfill. In Salt Lake City’s Zero Waste Resolution which was adopted by the City Council in 2011, aims for a goal of diverting 50% of waste to be recycled; a goal of a 70% diversion rate by 2025 and a lofty goal of Zero Waste by 2040.

Salt Lake City is the refuse and recycling collection service provider for all single-family, duplexes and triplexes within Salt Lake City. Participation in curbside recycling and the curbside green waste program is required. Through curbside recycling, glass recycling, green waste collection and diversion of green waste through the Neighborhood Cleanup program, the City has achieved a diversion rate of 38% for the residential sector.

Recycling by the non-residential commercial sector and multi-family residential sector is voluntary. A study completed in the spring of 2012 estimated that the recycling rate for the non-residential and multi-family sector in Salt Lake City was approximately 10% of all waste.

Approximately 245,000 tons of waste was generated in Salt Lake City by residential and non-residential entities in 2012. Considering diversion through mandatory residential waste programs and voluntary commercial waste programs, approximately 19% of the total waste was recycled or composted in 2012 (~46,000 tons).

The Salt Lake Valley Solid Waste Management Facilities (Landfill and Transfer Station) are jointly owned by Salt Lake City and Salt Lake County and accept commercial and residential waste generated in Salt Lake County. The Transfer Station is located in

South Salt Lake City. Waste collected at the Transfer Station is compacted and hauled to the Salt Lake Valley Landfill, located in the western portion of Salt Lake City. The Landfill facility covers over 500 acres and also includes a composting and mulching operation, household hazardous waste facility, citizen unloading area, and soils regeneration site. The life expectancy of the Landfill is 2065, which has lengthened due to increased recycling and a general decrease in the amount of waste being produced.





Photo credit: Ana Valdemoros

SOCIAL ENVIRONMENT

4.0

The social environment of Salt Lake City is defined by our neighborhoods and the people who live within them. It includes the basic functions of government, providing safety and security in all things. It includes providing the services that the community demands and considers critical to living a quality life.

Neighborhoods

The very notion of a neighborhood is difficult to define and equally difficult to place exact boundaries upon. The idea of where a neighborhood begins and ends is described differently by those who experience it. The City embraces the values and quality of life that attract residents and businesses to our neighborhoods. Quality of life in the neighborhoods of Salt Lake City is impacted by each of the criteria described throughout the rest of this section.

In Salt Lake City, neighborhood boundaries are often based on of established different neighborhood organizations, although often people consider themselves part of a neighborhood despite the boundaries drawn on a piece of paper.

In Salt Lake City, there are 21 different neighborhood based organizations that include most of the geographic boundaries of the City. These organizations provide an opportunity for residents and businesses to meet together to discuss issues within their neighborhood. The organizations are integrated into City government through ordinances that require certain notifications related to new development, zoning changes, etc. to be sent to these organizations so they are aware of the change and can help identify issues and solutions. However, they do not possess any sort of regulatory authority. See map on following page.

Neighborhood services

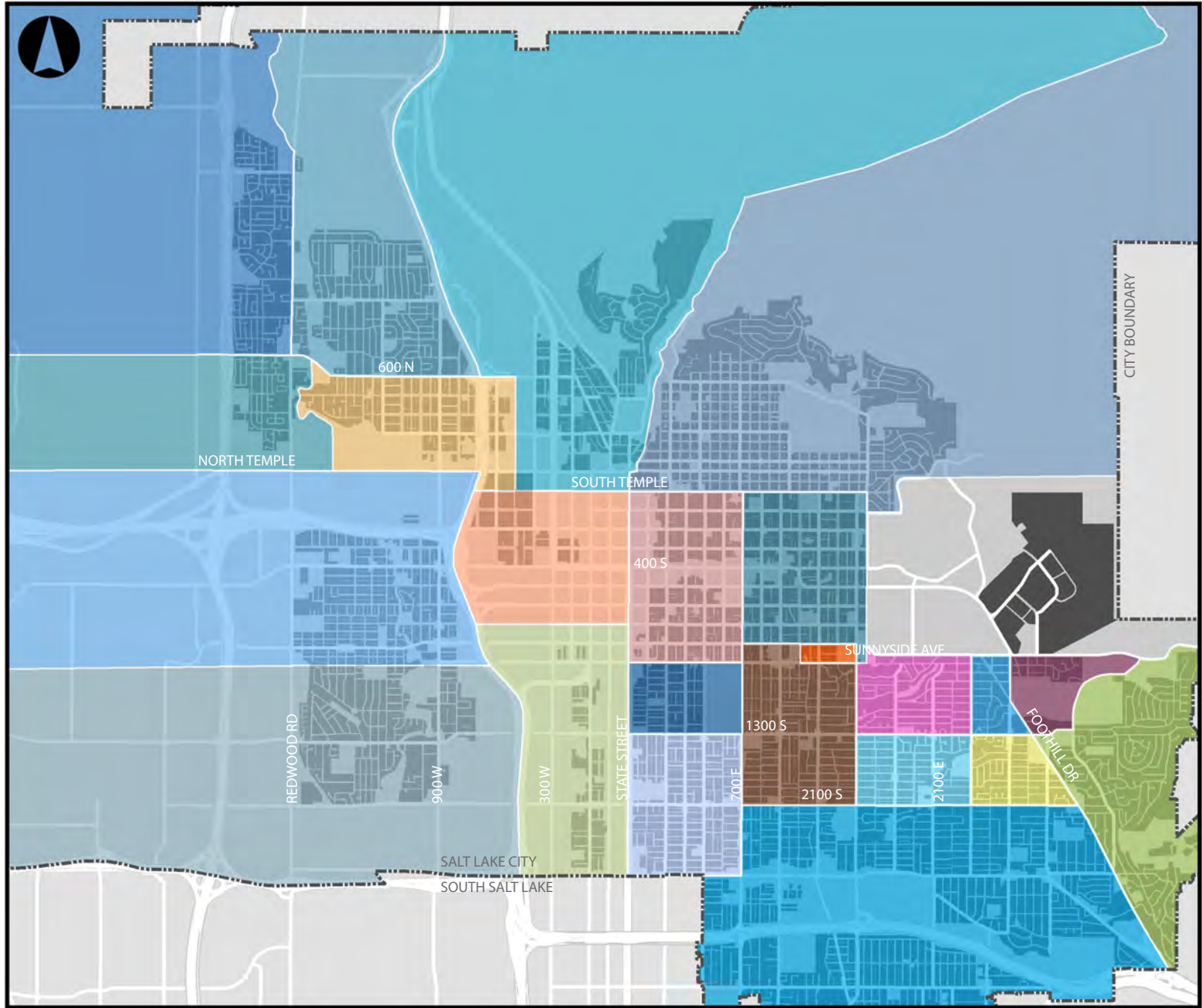
Salt Lake City discourages any compromise to the livability, charm, or to the sense of a healthy community.

Neighborhood services are those things that every neighborhood needs and that help define our neighborhoods. They are often things that go unnoticed until needed. Some are provided by government, others by non profit organizations. For the purpose of this report, Neighborhood Services include (in no particular order):

- Religion
- Schools
- Public Safety
- Government

- Arts and Culture
- Non-profits

Each of these contribute to the quality of life in Salt Lake City and are important aspects of the social environment of the City.



NEIGHBORHOOD ORGANIZATIONS

LEGEND

- Ball Park
- Bonneville Hills
- Capitol Hill
- Central City
- Central City/Liberty-Wells
- Downtown
- East Bench
- East Central
- East Central/East Liberty Park
- East Liberty Park
- Fairpark
- Foothill/Sunnyside
- Glendale
- Greater Avenues
- Jordan Meadows
- Liberty Wells
- Poplar Grove
- Rose Park
- Sugarhouse
- Sunnyside East Association
- Wasatch Hollow
- Westpointe
- Yalecrest
- Residential Area

Religion

There are 165 places of worship within Salt Lake City, associated with 24 religious faiths. 87 (52.7%) of which are associated with the Church of Jesus Christ and Latter-day Saints.

In addition to offering worship, all of the various churches in the City provide opportunities for socializing, perform community services and contribute to neighborhood character.



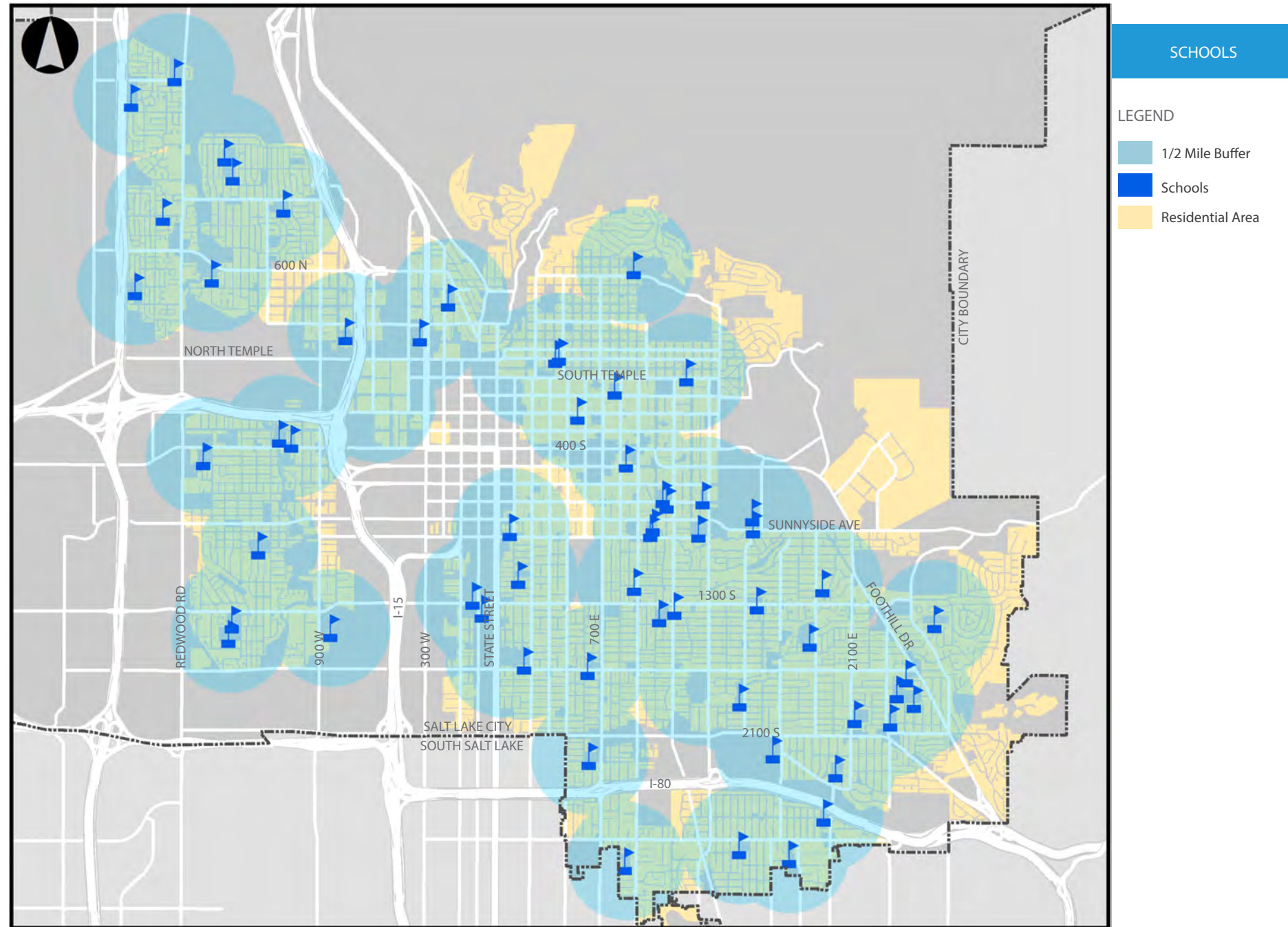
PRESBYTERIAN FAITH



LATTER DAY SAINT FAITH



SUMMUM CHURCH

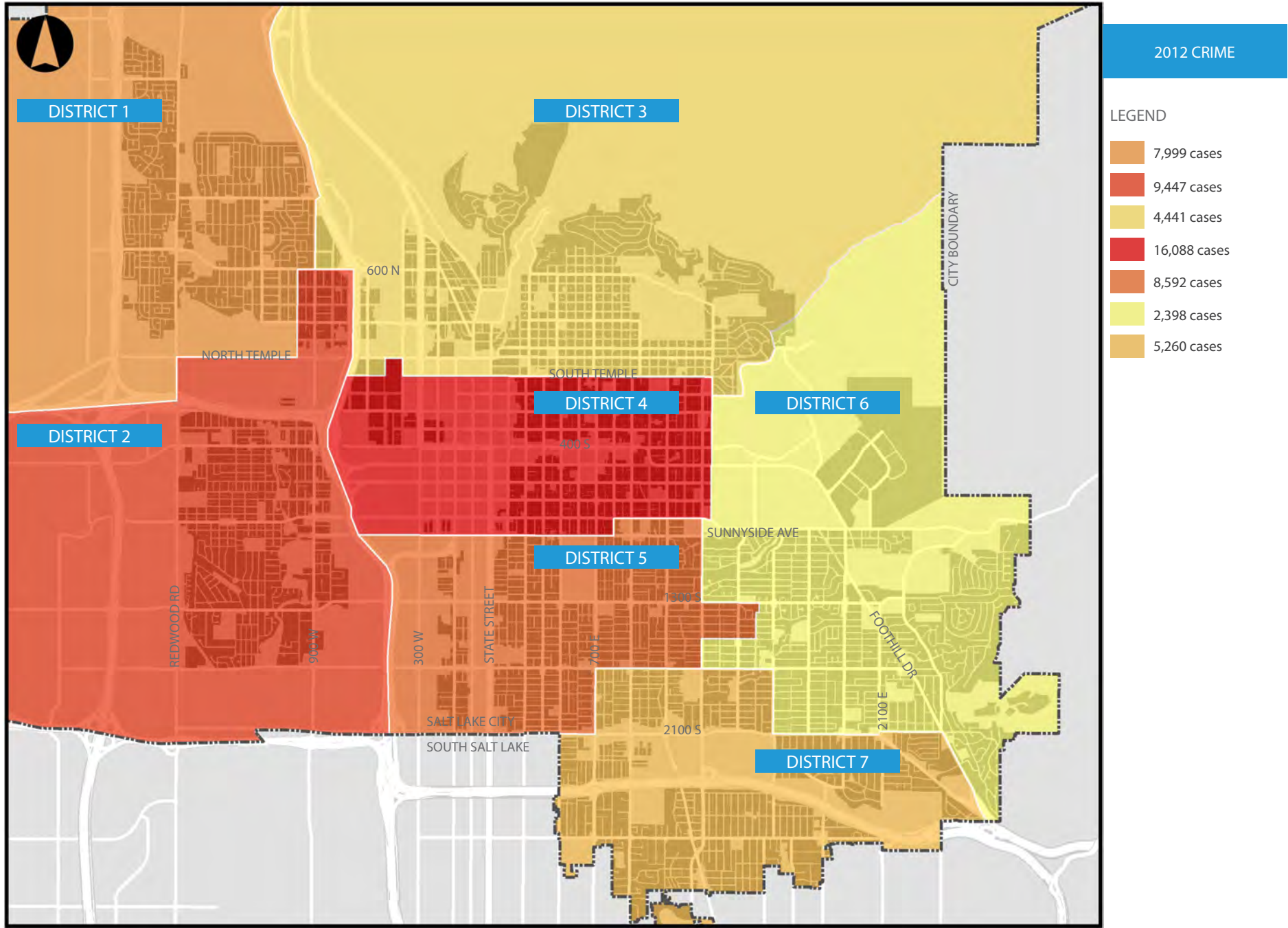


Neighborhood Schools

Salt Lake City values schools and recognizes their importance within the existing fabric of the neighborhoods and the access residents have to quality education.

The City supports schools being within walking distance of residents. Schools can be found throughout the City and in nearly every neighborhood. Most residents live within a 1/2 mile of a school, which is about a 20 minute walk. The City's neighborhoods contain 65 schools including:

- 28 public elementary schools
- 20 private schools
- 5 intermediate schools
- 5 high schools (2 are charter or private schools)
- 4 charter schools
- 3 alternative learning schools



Public Safety

Public safety is one of the primary functions of government. Salt Lake City is the primary public safety provider in the City, although other agencies contribute to making sure residents, workers and visitors feel safe and comfortable by maintaining order and providing rapid response when needed. To accomplish this, Salt Lake City provides a police force that is sufficient size to serve not just the residents of the City, but the large increase in daytime population. As a result, Salt Lake City provides more resource, on a basis of number of officer's per population basis, than most other cities in the region. Doing this is necessary to provide an acceptable level of safety, but comes at a cost. Salt Lake City has to allocate a higher percentage of revenue to public safety than other cities due to our high daytime population.

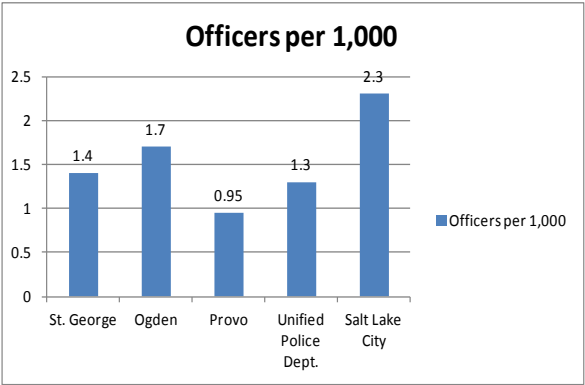
Crime

Crime rates vary by City Council District, and in turn by neighborhood. District 4, for example, tends to experience a higher crime rate than the other City Council Districts. This may be caused in part by the influx of people coming to work in the district during daytime hours or for community events. This influx of people causes the population of District 4 to drastically increase during certain hours of the day. With a greater number of people a greater potential for crime may also exist. Another potential reason behind District fours increased crime rate may be its proximity to the City's homeless shelters.

In order to combat crime at the neighborhood level the City has developed the *CIU*, or Community Intelligence Unity. This unit

consists of eight officers who attend the monthly community council meetings in order to learn more about the problems that specific neighborhoods are facing. This allows the Salt Lake City Police Department to more effectively combat neighborhood level crime. Another important tool used to combat this level of crime is the Neighborhood Watch Program. "Neighborhood Watch is one of the most effective and least expensive ways to prevent crime and reduce fear. It fights the isolation that crime both creates and feeds upon. It forges bonds among area residents; helps reduce burglaries, robberies and car prowls; and improves relations between law enforcement and the community" (Salt Lake City Police Department). Neighborhood Watch groups have been formed at geographical units as small as an apartment complex, but have been effective at the neighborhood level.

When compared with other cities, the Federal



Bureau of Investigations reported in "Crime in the United States 2011" that Salt Lake City had more crime than the national average, and rank 343 out of 432 cities in least amount of crime. In 2012, 9,807 incidents of larceny was

the largest single category of crime, followed by 8,785 traffic citations, and 8,455 violations of public ordinances.

Fire protection

The city is well served by a network of fire stations distributed throughout the city. There are 14 fire stations located in 13 fire districts that serve the Salt Lake International Airport. The city maintains a fleet of 11 engines, 3 truck companies. Some of their equipment includes two 100' Tractor Trailer aerals and 6 Aircraft rescue and firefighting apparatus. Because the department faces various types of development and activities that is unique in the state of Utah, the city must provide many different types of equipment.

The department is the largest municipal fire department in the state and some stations, including those serving the downtown area, are some of the busiest stations in the state. The department has many specialties including medical rescue, water rescue, hazardous material (HazMat) clean up, high rise fire fighting and Heavy Rescue Training.

Hospitals

Salt Lake City is well served by hospitals and other health care services. There are eight major hospitals in Salt Lake City with more than 1,200 beds among them. The hospitals are primarily located on the eastern side of the City, which means that people who live in District 1 and 2 have to travel farther to get to a hospital. However, medical clinics and health care providers can be found throughout the City.

Government

Salt Lake City is home to the state capitol and is also the county seat. Government land uses equate to the largest land areas within the city limits generally because of federal land uses, education facilities and city lands. Publically owned lands do not generate property tax revenue. While the number of government agencies that are based in Salt Lake City bring in a high number of workers, it also reduces city property tax revenues, particularly in the Central Business District.

The US Government operates a wide array of government offices within the City. Many offices of the US Government are commonly found in state capitols, and Salt Lake City is no exception. It also controls large portions of the city that are located within the boundaries of the national forest including much of City Creek Canyon.

The “seat” of government for the Utah Territory moved from Fillmore, Utah to Salt Lake City in 1857. On January 4, 1896, Utah was officially granted statehood, and Salt Lake City became the capital of Utah. In addition to the State Capitol and the State Office complex around the Capitol, a number of state agencies are housed within Salt Lake City, including the Third District Court, Dept. of Commerce, Dept of Agriculture, State Archives, Department of Motor Vehicles, State Health Department and many other state agencies housed throughout the City.

Salt Lake County was originally governed from the Salt Lake City & County Building in Downtown Salt Lake City, but since 1987 it has been based at the Salt Lake County Government Center, located at 2100 South and State Street. The County Government

often intersects with City Government and Salt Lake County is heavily integrated into Salt Lake City. Several County facilities are located in Salt Lake City, including the Salt Palace Convention Center. The County operates the Recreation Centers within the City and Sugarhouse Park is jointly funded by Salt Lake City and the County. The County has been active in developing regional trails and bicycle networks and has helped in the development of the transportation network. The County manages several of the performing art venues in the City, including Abravanel Hall, Capitol Theater and soon the Utah Performing Arts Center.

Salt Lake County is unique in that it has a partisan county mayor. Besides a mayor, Salt Lake County also has a county council. Members include three councilors elected at-large and six councilors elected by district. Council members from districts serve four-year staggered terms in partisan elections while at-large members serve six years.

In 1951 Jedediah M. Grant was chosen to serve as the first Mayor of Salt Lake City. There have been 34 mayors since then. The current mayor, Ralph Becker, began his first term January 7, 2008. Since 1979 Salt Lake City has had a non-partisan mayor-council form of government. The mayor and the seven councilors are elected to four-year terms. Mayoral elections are held the same year as three of the councilors. The other four councilors are staggered two years from the mayoral election. Council seats are defined by geographic population boundaries. Currently, each councilor represents approximately 26,000 citizens. Officials are not subject to term limits. Salt Lake City employs 3,000+ employees who provide all municipal

services to residents, Ranging from public safety to business licensing.

Arts and Entertainment

Arts and Entertainment activities are held throughout the City, at different scales and intended for different audiences depending on where the activities occur. Arts and entertainment is provided by the private sector, such as movie theaters, art galleries, music venues and sports arenas, by the public sector through festivals, museums and government operated theaters and by the community members, who often hold block parties and other social gatherings.

Arts Council

The Arts Council provides funding for a variety of different groups. These organizations include; seven focused on arts education, three performing arts companies, six dance companies, eight musical companies, two focused on arts accessibility, five community art groups, and 12 museums.

The Salt Lake City Arts Council provides grant opportunities through the City Arts Grants program which provides funding for artists, nonprofits, and arts groups to conduct arts programming in Salt Lake City. In 2012, the SLC Arts Council awarded 106 grants that totaled \$325,000. Awarded amounts range from \$500 to \$7,500 for a variety of groups working in all arts disciplines including arts education, performing arts, dance, music, visual arts, and groups that focus on arts accessibility.

The Salt Lake City Arts Council works to provide a balance between supporting arts activities through grants and producing programs for the public. The programs include the Brown Bag Concert Series (presenting local performing artists at lunchtime in several downtown locations), the Living Traditions

Festival (a three-day folk life festival featuring the traditional art forms of Salt Lake City's native and immigrant ethnic communities), the Twilight Concert Series (a summer music series presenting at Pioneer Park with an average attendance of 35,000 per concert), the Finch Lane Gallery visual arts program (presenting year-round exhibitions at the Art Barn in Reservoir Park), the Guest Writers Series (a literary reading series in partnership with the University of Utah), and the Public Art Program (commissioning an average of four public art pieces a year).

The Salt Lake City Arts Council manages the City's Public Art Program. The program, established by ordinance, supports the City's history of investing in public displays of artwork throughout the City. Commissioned artwork can be found in parks, fire stations, transit stops, or in the public right of way adjacent to streets. This project is funded through a program referred to as “1% for the arts” which is a City policy to allocate at least 1% of the funding for all public projects to public art.

Salt Lake City hosts a diverse collection of art and cultural related organizations. The City supports the arts through grant opportunities as well as through programming produced by the City's designated arts agency, the Salt Lake City Arts Council.

Zoo Arts and Parks

The Zoo, Arts and Parks (ZAP) tax was approved in 1997 by Salt Lake County voters. This additional 1/10 of 1% addition to the sales tax provides funding for many different arts programs throughout the county as well as cultural, zoological and botanical organizations. In 2012, the ZAP funded



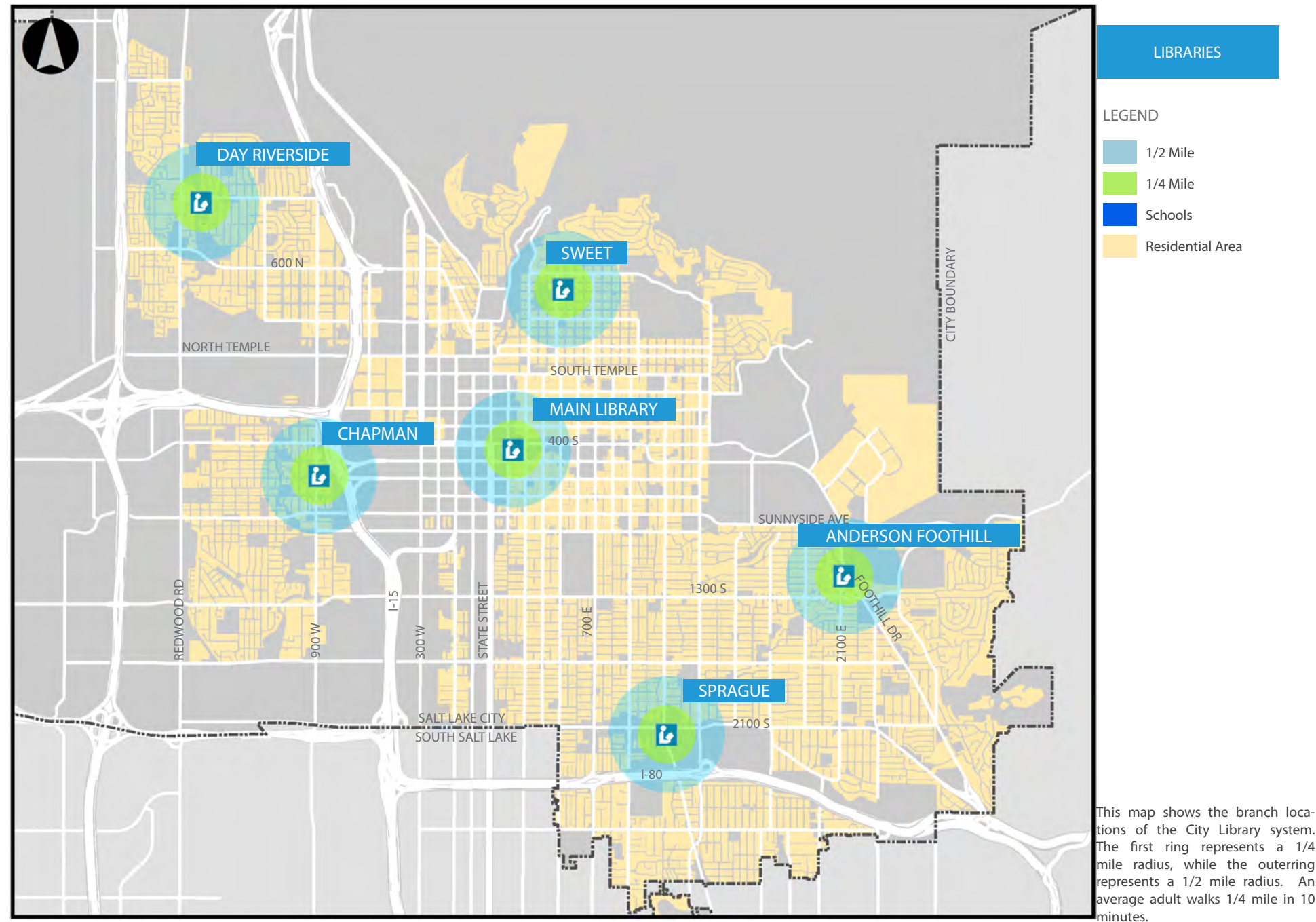
ART DISPLAY. DISTRICT4



GALLIVAN CENTER



MUSEUM OF NATURAL HISTORY



projects for 167 different organizations. This is an increase from 150 in 2007.

There are two levels of ZAP funding. Tier One is designated for large groups such as Ballet West or the Utah Symphony & Opera Company. Only 23 groups can receive annual funding. They receive 48.9% of the total available tax revenue. From 1997 to 2011, there has been a total of \$124,999,830 distributed to Tier One group.

The Hogle Zoo and Tracy Aviary, which receive a dedicated portion each year of funds, received \$30,188,736 in that same time period. They receive 12.1% of the total available tax revenue. These facilities have seen great public support of their services and of their expansion and refurbishment. In 2008, Salt Lake County voters approved general obligation bonds to facilitate that work. \$33 million dollars was approved for the Hogle Zoo and \$19.6 million dollars was approved for Tracy Aviary.

Tier Two funding is designated for smaller groups. They received 9% of the total available tax revenue. From 1997 to 2011, there has been a total of \$16,571,471 distributed to Tier Two groups.

Public Art

The City has over 130 public art projects that are located in all 7 City Council districts. In addition, the Salt Lake City Arts Council managed 20 Art in Transit projects for the TRAX Stations along the light rail lines running through the city. There are also 111 artworks ranging from sculptures, mayoral portraits, photographs, and paintings located at the City & County Building.

The Arts Council also provides funding for public art installations throughout the City. The City has a history of investing in public displays of artwork throughout the City. They are generally found on public property such as parks or fire stations, transit stops or in the public right of way adjacent to streets.

- * Council District 1 has 8 displays
- * Council District 2 has 20 displays
- * Council District 3 has 9 displays
- * Council District 4 has 49 displays
- * Council District 5 has 12 displays
- * Council District 6 has 6 displays
- * Council District 7 has 11 displays

Libraries

Salt Lake City's six libraries circulated 3.6 million items in 2012. A majority of Salt Lake City residents, 60.3% or 102,336 residents, have a library card. Most Salt Lake City residents do not live within walking distance to a library. The main branch of the library system is located adjacent to TRAX providing easy access to residents of the city and also visitors from outlying communities.

The Salt Lake City Library System continues to expand having approved the construction of two new library branches in 2013. These branches will be located in the Marmalade and Glendale neighborhoods. These additional locations should make a significant impact in the number of households that have convenient access to the library system.

Cultural Entertainment

Salt Lake City has valued the performing arts

since its beginnings. When Mormon pioneers constructed Social Hall at 51 S State Street on New Years Day 1853, it was the first recreation or social center built in the Intermountain West. This occurred only six years after the initial settlement of the valley.

Downtown is where most of the performing arts venues are located, but the University of Utah, and the area surrounding it has a great concentration of art venues as well. Transportation to these art venues located by the U of U is an issue because it's not a pedestrian friendly neighborhood and it is away from the concentration of the tourism industry located Downtown.

Salt Lake City will begin construction in 2014 on the Utah Performing Arts Center (UPAC), a 2,500-seat, state-of-the-art theater located near 100 South Main Street. Approximately 258,000 to 276,000 attendees are expected annually. The theater will attract the biggest and best touring Broadway productions, nationally prominent family shows, and music and comedy acts.

Many buildings throughout Salt Lake City are used for performing arts venues as well as their primary use, including religious buildings, sports arenas and others (i.e. Red Butte Garden).

Cultural entertainment includes a variety of different art genres, activities and events. Cultural Entertainment venues include: Clark Planetarium, Discovery Gateway, Hogle Zoo, Red Butte Garden, the Salt Lake City Library System, The Leonardo, This is the Place Heritage Park and Tracy Aviary.

Sporting events also contribute to the cultural characteristics of Salt Lake City, which is

home to the Utah Jazz, the Salt Lake City Bees, Utah Blaze, Tour of Utah, the University of Utah Athletics and multiple road racing, bicycling and other sporting events. In terms of athletics, Salt Lake City may be best known for hosting the 2002 Olympic Winter Games, which is a reflection of the importance for winter recreation in the area.

Salt Lake City values cultural events, such as neighborhood street fairs, that help communities cohere, create, and re-create their identities

Throughout Salt Lake City, neighborhood based events take place on a regular basis. Some of these events include:

- Festivals (*The Salt Lake City Jazz Festival, the Utah Brazilian Festival, and the 9th & 9th Street Festival*)
- Fairs (*The Avenues Street Fair*)
- Concerts (*The Twilight Concert Series, Big Band Dance Nights, and Excellence in the Community Concert Series*)
- Markets (*Sugar House Farmers Market, Downtown Farmers Market, People’s Market, and Urban Flea Market*)
- Youth Events (*Youth City Summer Program*).

Nonprofits

It is difficult to determine the number of non-profit organizations operating in Salt Lake City because different sources have different numbers. According to GuideStar.org, there are approximately 1,079 non-profit organizations located within Salt Lake City—which is approximately 56.81 non-profit organizations per 10,000 persons in Salt Lake City. However, according to the 2005-2009 American Community Survey, the 5-Year Estimates report that only 11.03 non-profit organizations exist per 10,000 persons in Salt Lake County. Meanwhile, the Utah Nonprofits Associations list 958 non-profit organizations in the City.

While it is impossible to list all of the services provided to Salt Lake City residents by non profits, some have played notable roles in the development of Salt Lake City.

Neighborworks Salt Lake has worked to transform neighborhoods and build leadership from within the community. They have contributed millions of dollars in the City through the building of housing, economic development and youth mentoring.

The YWCA provides an important and necessary service to women and families in Salt Lake City and work towards building equity within the community. The YWCA is “dedicated to eliminating racism, empowering women and promoting peace, justice, freedom and dignity for all.”

The United Way of Utah tracks services provided to Salt Lake City residents. In 2012, it reports 25,922 service requests from Salt Lake City residents and 40,423 referrals of service to Salt Lake City residents. These are

both decreases from 2010 levels, in which there were 33,313 calls for service and 50,323 referrals of services._

Other notable nonprofits include the Road Home that helps to house the homeless, various religious organizations that provide social services, the Utah Food Bank that helps ensure residents don't go hungry and countless others that deserve recognition but are too numerous to list. All of the nonprofits in Salt Lake City are important to maintaining a certain level of life quality, social equity and empowerment.

Food

While most of the residents of Salt Lake City have access to fresh, healthy foods. some neighborhoods do not. Neighborhoods that do not have convenient access to fresh, healthy food are considered food deserts .

According to the SLC Food Assessment Report, there are neighborhoods that do not have easy access to a supermarket. These types of neighborhoods are often referred to as food deserts. These neighborhoods are generally also low income neighborhoods. These neighborhoods are Poplar Grove, West Capitol Hill and portions of the Ballpark neighborhood. These neighborhoods either don't have a grocery store nearby or it is not convenient to travel, by any means, to a grocery store. Rather, much of the food purchased comes from convenience stores which are common in the neighborhoods. Poor access to good foods is reflected in the health statistics from those neighborhoods.

Grocery stores often have large service areas, so if neighborhoods are within that service area, it is not likely that a new store will open unless the neighborhood population grows or the household income increases. Simply wanting a grocery store is not enough to attract one. In those cases, other options may be available, such as smaller markets, neighborhood gardens and food co-ops and urban agriculture.

Salt Lake City is home to nine community gardens located in areas throughout the City. Some of these gardens are located on city property and others are on property owned or leased by non-profit groups such as Wasatch Community Gardens. Other community gardens are operating on the property of

elementary schools located throughout the Salt Lake City School District. There are nine active farmers markets operating in the City each summer, the Downtown Farmers Market being the largest. The farmer's markets currently operating in Salt Lake City are:

- The People's Market located at Jordan Park in Glendale.
- The Downtown Farmers Market located at Pioneer Park in downtown Salt Lake City on Saturdays.
- The International Refugee Center (IRC).
- Stand located at the Horizonte School located in the Ballpark neighborhood.
- The University of Utah Famers Market located on the campus of the University of Utah.
- The Winter Market located at the Utah State Fairgrounds.
- The Campus Edible Gardens Market located at 300 S. 1400 E.
- The Market on State located at 556 West 600 South.
- The Westminster College Farm Stand located on the campus of Westminster College.
- The Downtown Tuesdays Market located at Pioneer Park in downtown Salt Lake City on Tuesdays.

In 2013, the Downtown Alliance, along with other sponsors, will open the Winter Market, which will carry on the goals of the various farmers market that operate during the growing seasons.



DOWNTOWN FARMERS MARKET



ECONOMIC ENVIRONMENT

5.0

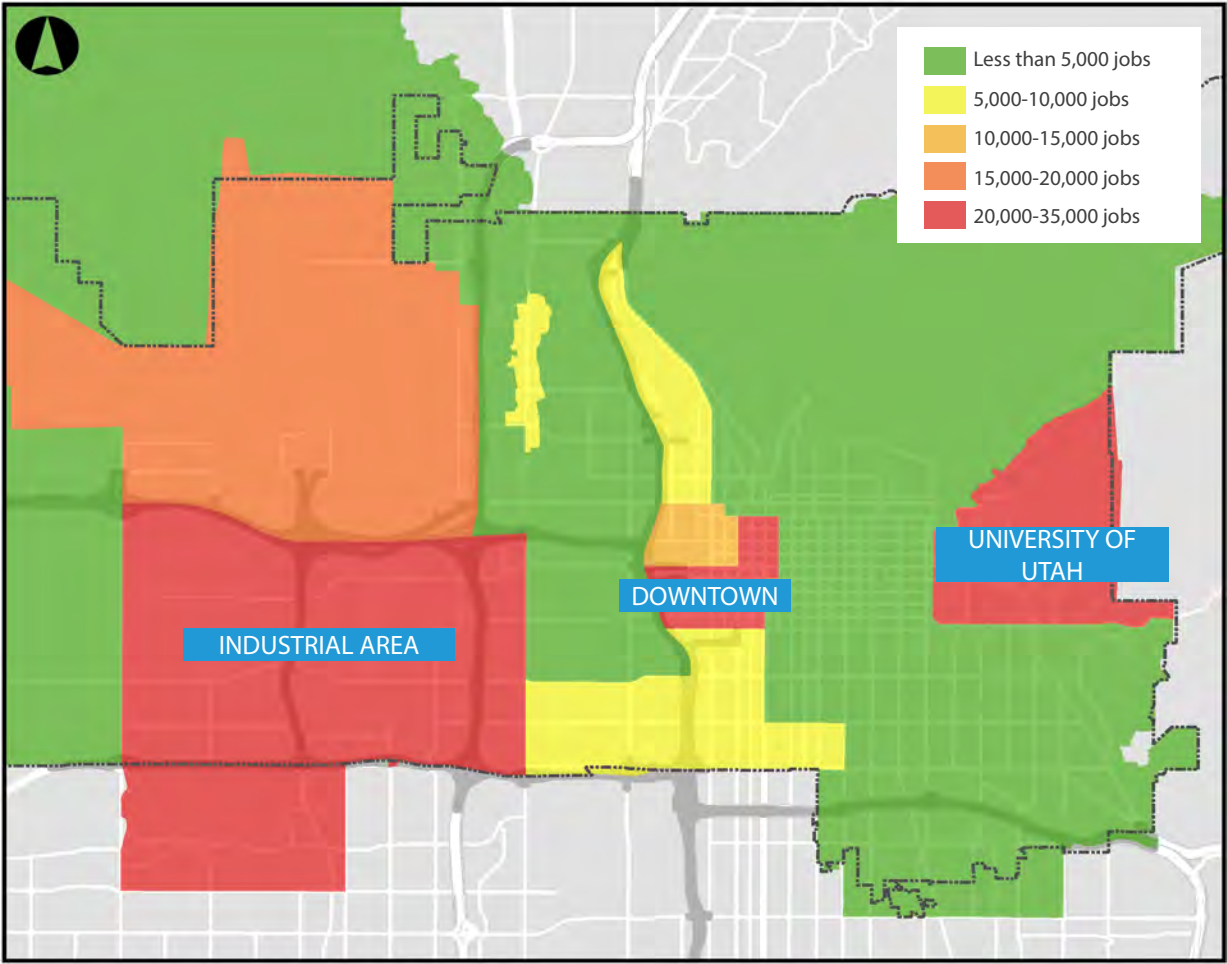
Salt Lake City's economy is rebounding from the 2007-08 recession.

The economic environment provides an indication of how the local economy is performing. The performance is determined by analyzing current data and by identifying more long term trends. The current data provides a snapshot of where we are based on the latest information, while the trends show us how the City is performing over time. Trends are important because they provide insight in to the ability of the local economy to respond to changing market conditions.

There are three main geographic areas in Salt Lake City that drive the economy: The University of Utah, Downtown, and the Industrial area west of Redwood Road. These are areas where new value is added to the City and the highest concentrations of jobs are located.

Equally important are the business areas that are incorporated into neighborhoods and provide services to residents. The focus of economic environment report are the economic indicators, the drivers of the economy and the local business environment.

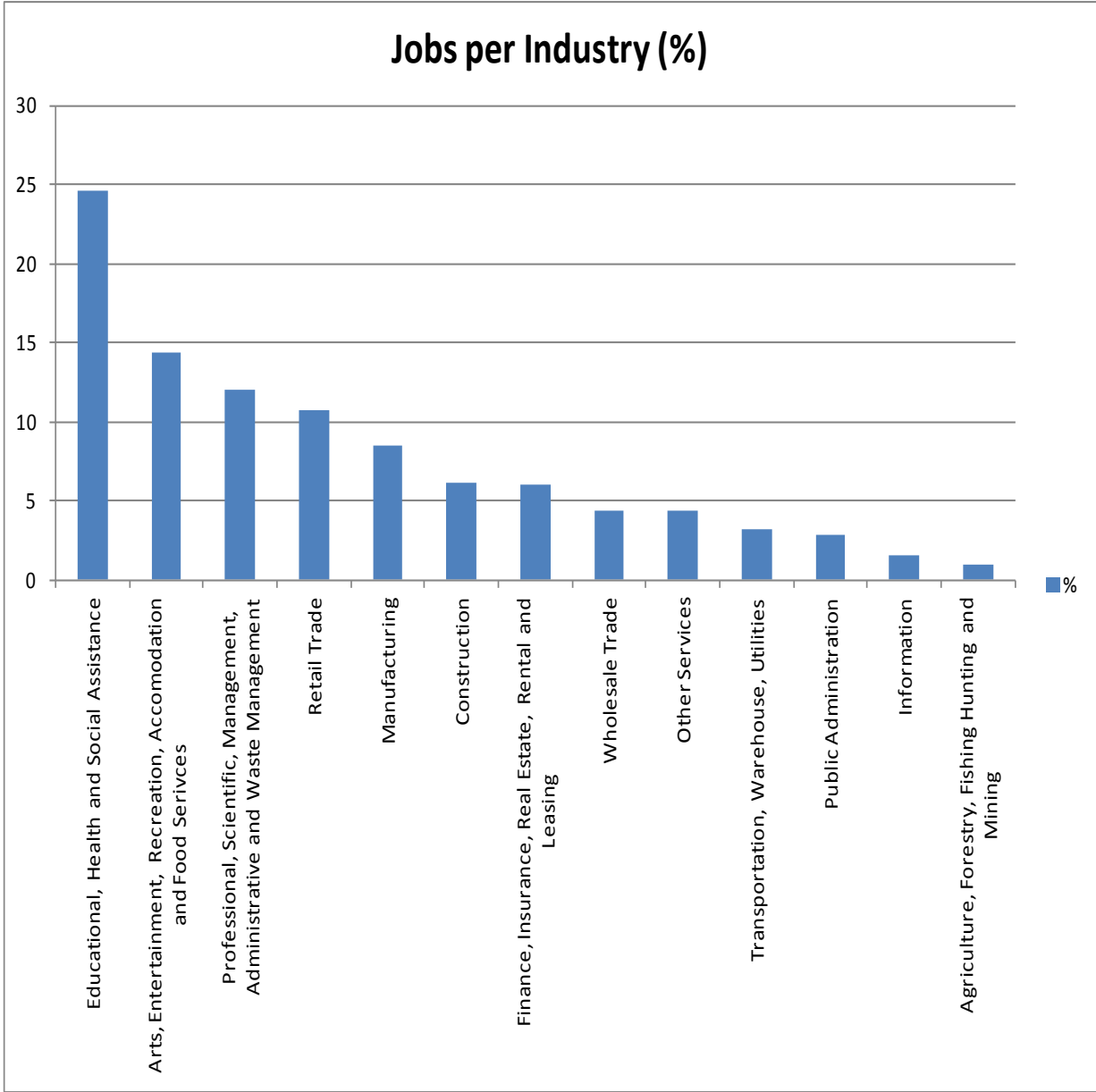
CONCENTRATION OF JOBS BY CENSUS TRACT



Employment

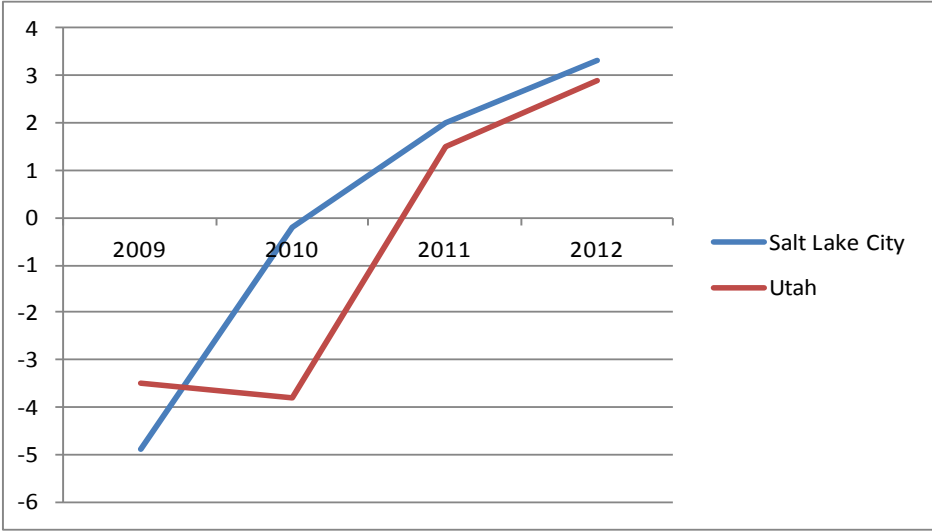
Salt Lake City’s major industries are government, trade, transportation, utilities, and professional and business services. Salt Lake City has the local headquarters for one Fortune 500 company, Huntsman Inc., and two Fortune 1000 companies, Questar and Zion’s Bancorp. There are other Fortune 500 companies that have a large presence in Salt Lake City including Goldman Sachs, which has over 1,000 employees in the city.

According to the 2010 Census, industry in the city varies but much of the population works in only a few categories. The largest group making up 25% is educational services, health care and social assistance. Many of these workers are located at the University of Utah, which is one of the next largest group is professional, scientific and management services at 13%. Arts, entertainment, recreation and food services is close with 11% as is retail trade at nearly 10%. Despite the large manufacturing area in the city, manufacturing jobs only make up approximately 9%.



Job Growth

Salt Lake City as a metro area is adding jobs faster per capita when compared to the 100 largest metro areas in the country. Since 2010, the metro has added 62,000 jobs since 2010, a rate of 534 new jobs for every 10,000 people according to CareerBuilder.

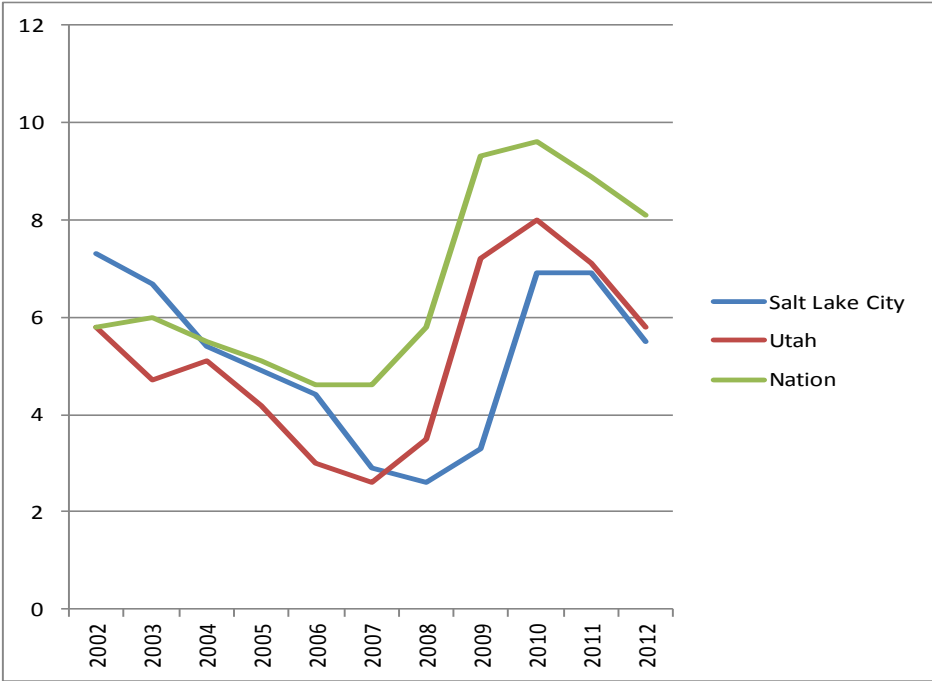


Job Growth Trend

Unemployment

Through 2012, Salt Lake City had a lower unemployment rate than the State and lower than the Country as a whole. The City’s unemployment trend follows the national and state trends. The City was not as impacted as the rest of the country or the rest of the State during the 2007-09 recession that saw steep increases in unemployment. Major construction projects, particularly City Creek Center, kept the construction industry in Salt Lake City employed, despite the slow down in the housing industry seen State and Nation wide.

Recent development and major employers expanding or moving into the City have helped fuel the decrease in unemployment and recover from the job losses experienced in 2007-2009.



Unemployment Trend

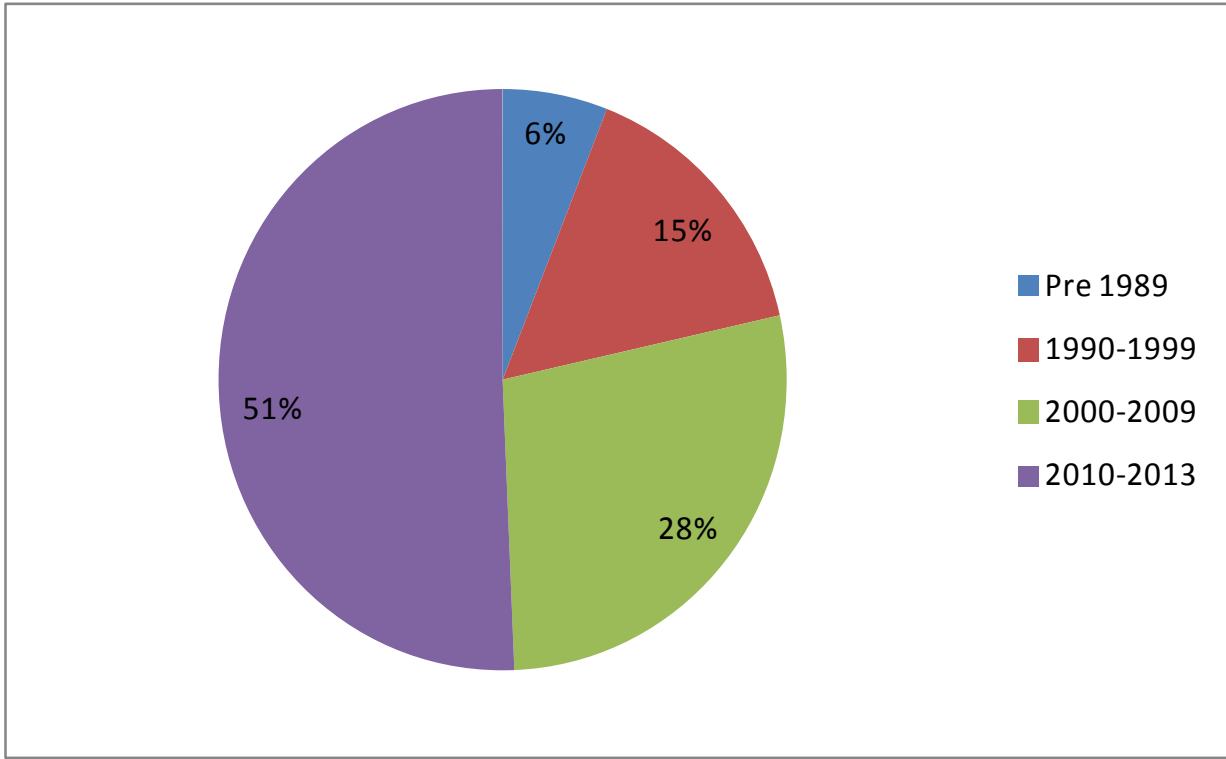
Business Development

Salt Lake City licenses all businesses that are operating in the City. In 2013, there were over 12,500 licensed businesses in Salt Lake City. Due to how data has been gathered in the past, it is difficult to determine how many new businesses have been established over the years or how long businesses have been operating without looking at each individual license and creating new data sets.

In 2012, there was one business for every 15 residents or 67.2 businesses for every 1,000 people.

Most businesses in Salt Lake City are less than 3 years old and only 6% of businesses licenses are issued to businesses that have existed in a continuous location prior to 1990.

Age of Businesses



Building Permits

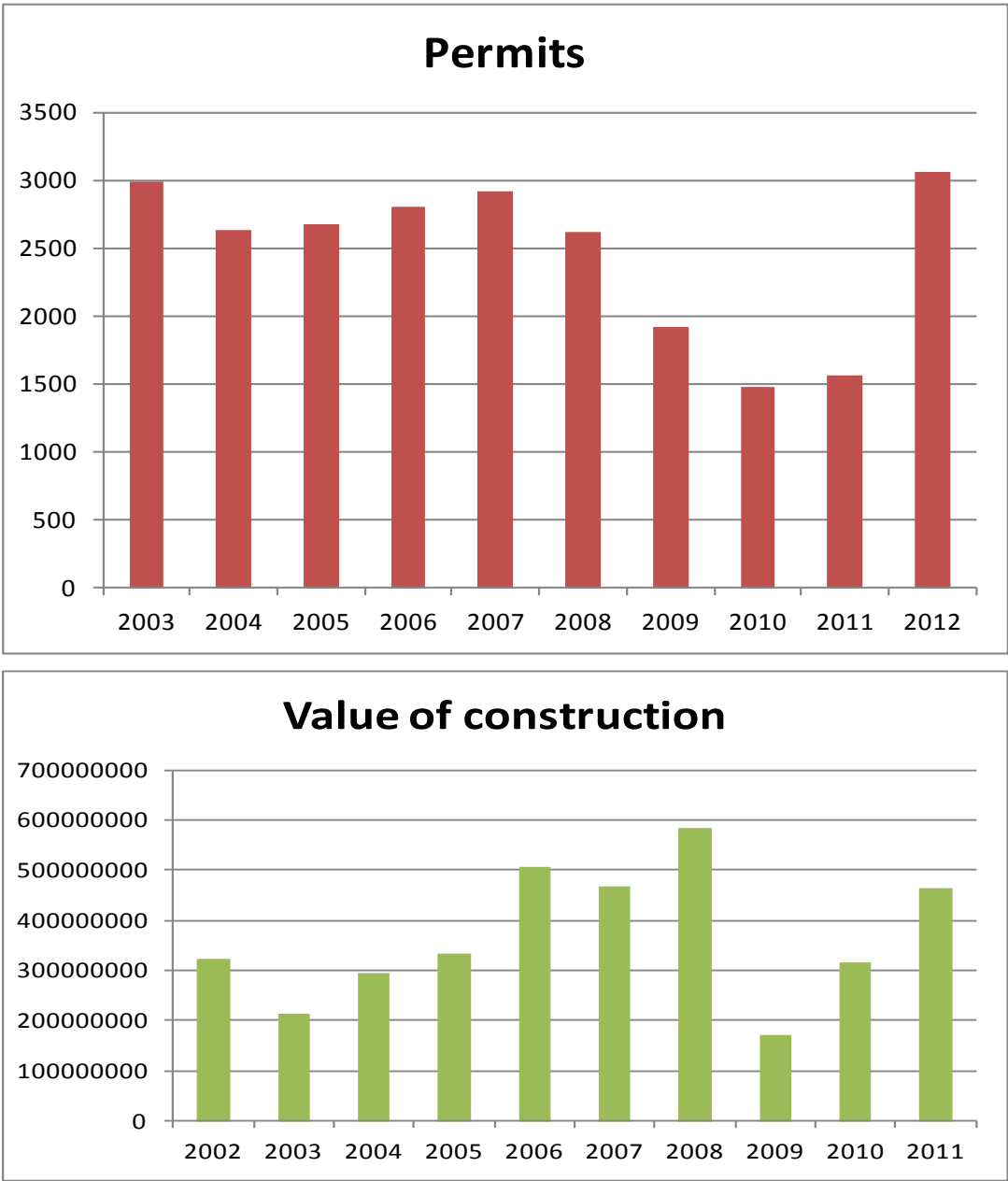
Building permit trends indicate a decrease in permit activity that corresponds to the increase in unemployment. A low point in permits issued occurred in 2010, with a slight increase in 2011. Building permits rebounded sharply in 2012, with the highest annual total in the past 10 years.

The total value of new construction is an indicator of growth in the City. The value of construction associated with the building permits issued has fluctuated over the past 10 years. From 2002 to 2003 the valuation of new construction dipped more than \$100,000,000. The value rebounded over the next three years to around 500 million dollars and peaked out in 2008 at nearly 600 million dollars. A large drop occurred in 2009, with total new construction value dropping over 400 million dollars. At the end of 2011, the valuation had more than doubled the 2009 numbers.

When considering both the number of permits issued and the value of the issued permits, it is clear that during 2009, although there was a drop in the number of permits issued, the value of the permits dropped at a more significant rate than the number of permits. This indicates that the permits were associated with relatively small projects with low new value. Home remodels, tenant improvements and other similarly scaled projects were common in 2009.

In 2010, even though there were less permits issued than in 2009, the value of those permits increased by almost 100%, indicating that larger projects, mainly new developments, were beginning to rebound.

Building Permits Issued Trend



Cost of Living

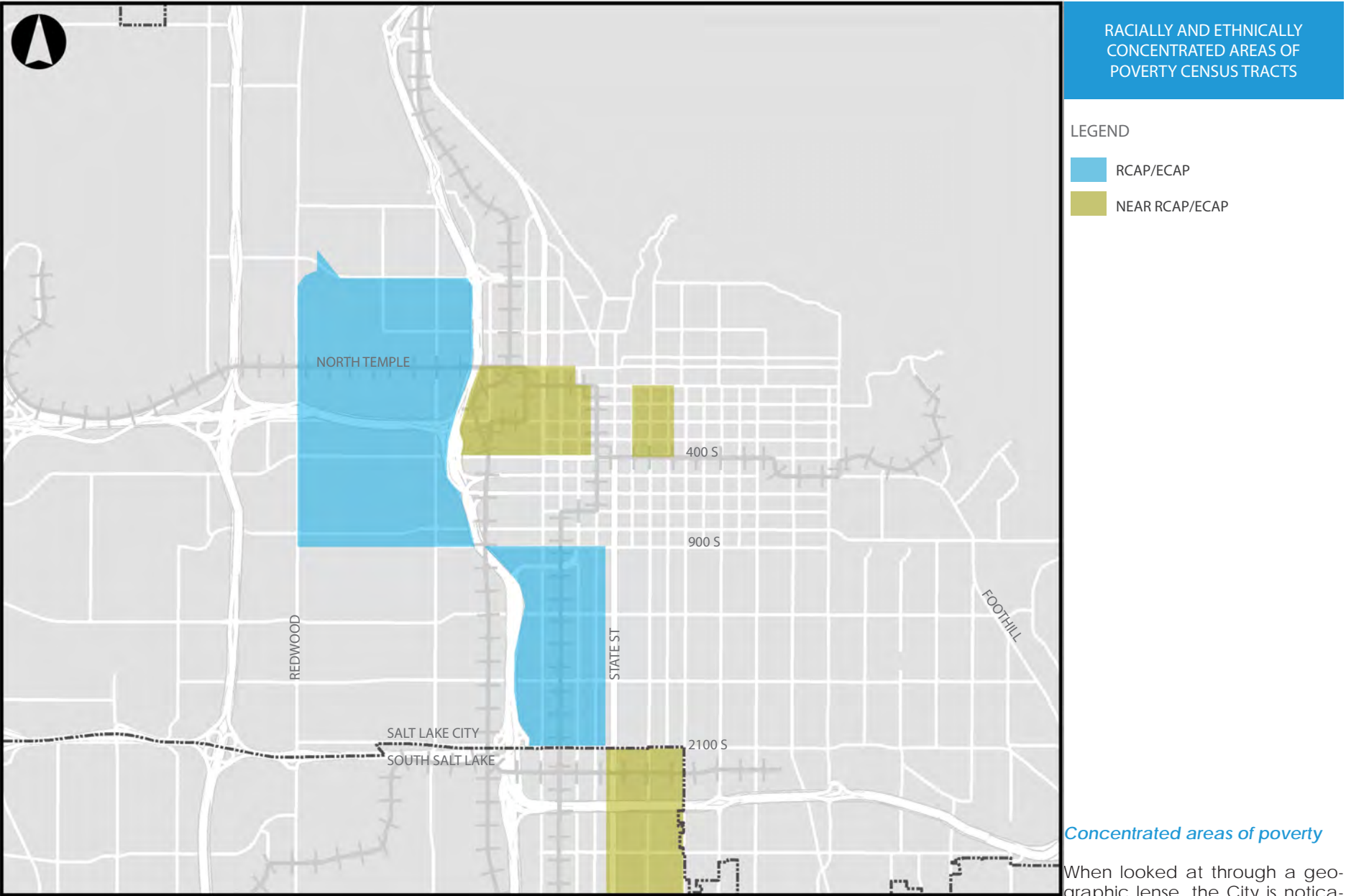
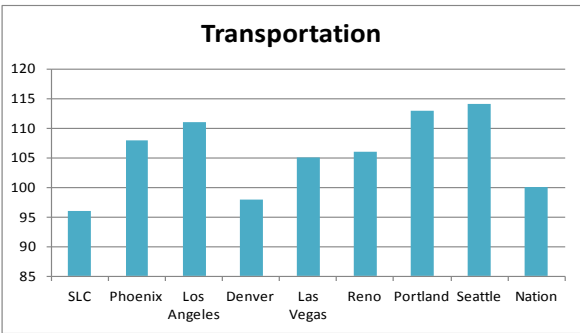
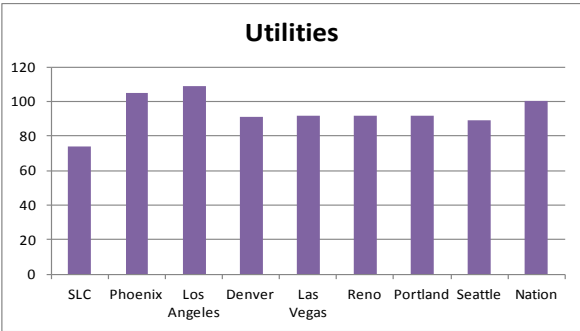
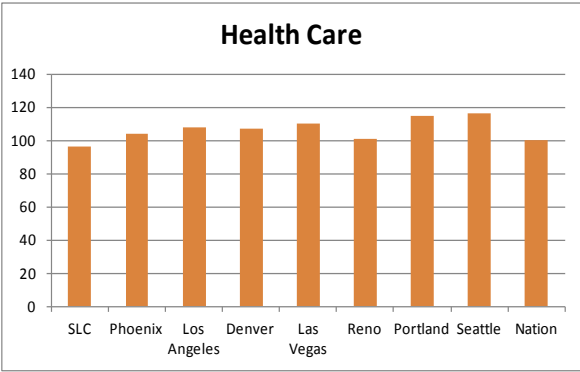
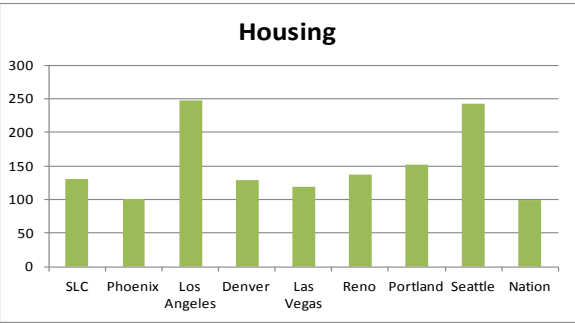
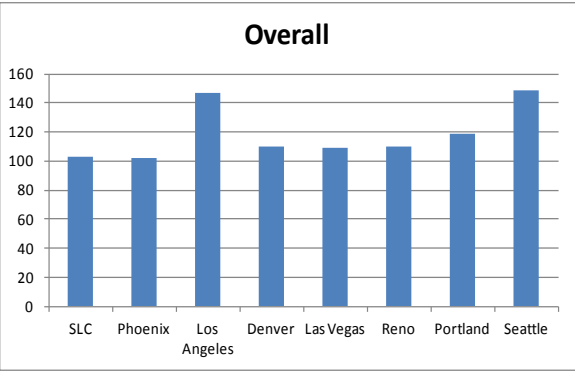
Salt Lake City has a higher overall cost of living compared to the nation, based on 2012 information from Sperlings Best Places. The cost of living in Salt Lake City is lower than other major western cities in the US. On the charts to the right, the national average is a score of 100.

In most cases, Salt Lake City's cost of living is below the other western Cities shown. Health Care, transportation and utilities in Salt Lake City are less than the national average. Housing is above the national average.

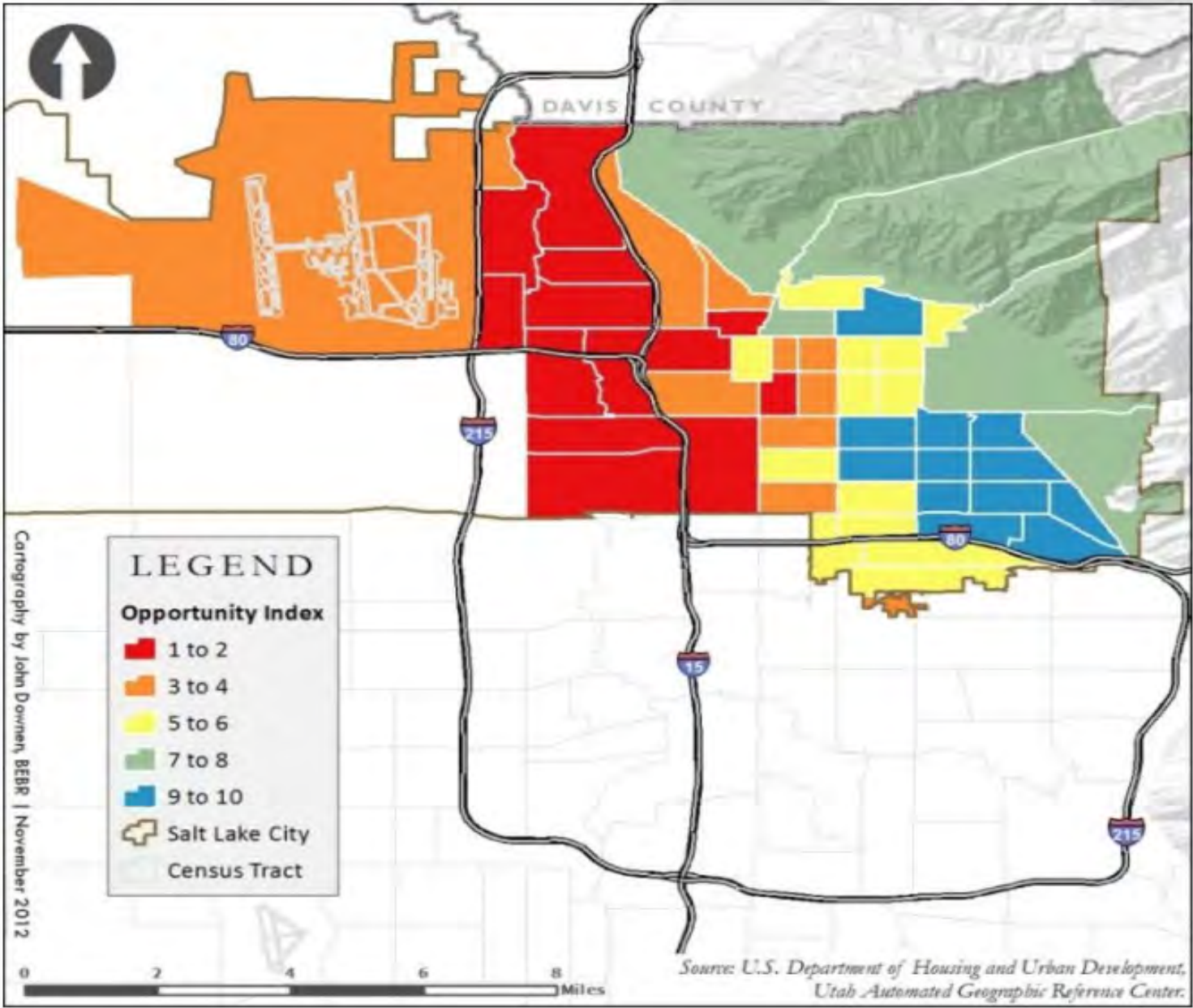
Poverty

The poverty rate in Salt Lake City is growing. The City's poverty rate of 21.2% is substantially higher than the rate of Salt Lake County and the State (both at13%). One out of every seven (14.9%) families in Salt Lake City are living in poverty. This is similar to the rate in Denver, CO, where 14.4% of families are living in poverty.

Salt Lake City Poverty Rates: 2000 and 2012		
	2000	2012
Overall		
Population	15.30%	21.20%
Children (under 18 years)	18.70%	25.90%
Adults (18 years and over)	14.20%	19.90%
Under 64 years	N/A	20.50%
65 years and over	8.50%	16.10%
Families	10.40%	14.90%
2000 Census, 2012 American Community Survey		



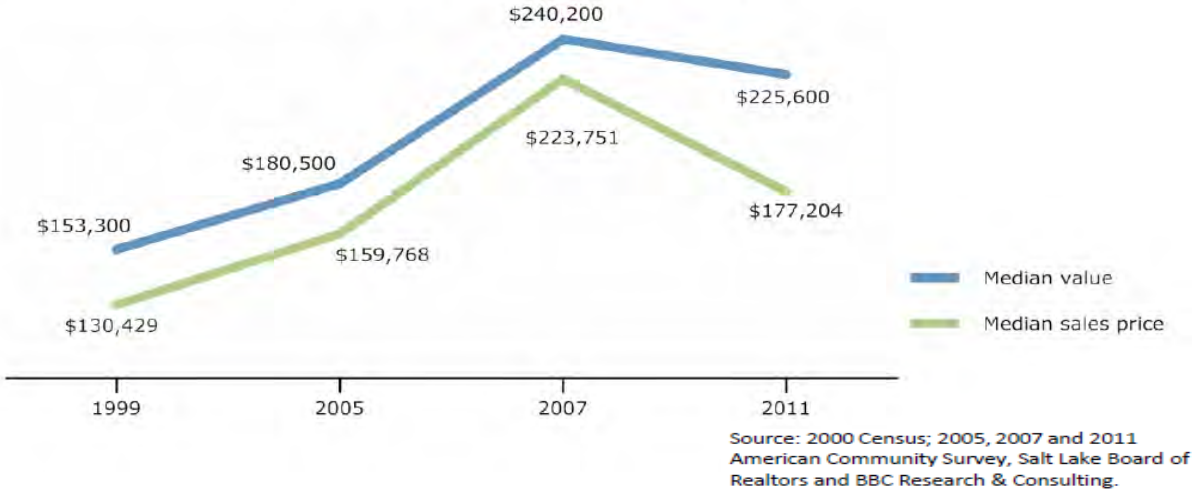
bly split in where families living in poverty are located. The City contains areas of both racially (RCAP) and ethnically (ECAP) concentrated areas of poverty. The Fair Housing Act requires entitlement communities to identify strategies and actions to reduce segregation and provide equal access to opportunity.



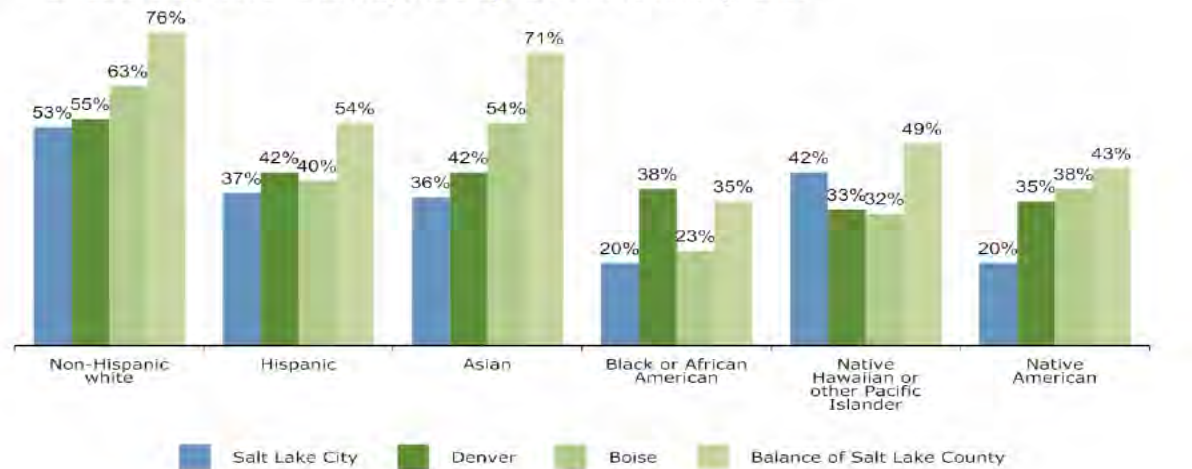
Opportunity Index

The opportunity index is a measure of economic mobility and the ability to climb the ladder of opportunity. It takes into account a number of different variables, ranging from employment, education, health to civic life. The Opportunity Index includes a scale of 1 to 10, with 1 being poor and 10 being excellent. In Salt Lake City, there is a geographical divide that corresponds with education, household income and minority populations. As a whole, Salt Lake City has an opportunity index of 4.2. The census tracts on the western half of the City have an opportunity index of 1.9, while the census tracts on the east half of the City have an index of 6.3. Some east side census tracts have scores greater than 9, while most census tracts west of I-15 have an index less than 2. According to the US Dept. of Housing and Urban Development, families in neighborhoods of concentrated poverty and segregation are stuck in neighborhoods where one's zip code predicts poor education, employment and health outcomes that are not sustainable.

Median Home Value and Median Sales Price Trends, Salt Lake City, 1999 - 2011



Salt Lake City Homeownership Rate by Race and Ethnicity: 2010



Real Estate

The real estate sector of the economy is often looked at as an indicator of the financial health of a community. Real estate is often broken down into two segments, residential and commercial.

Residential

The National Association of Realtors says Utah’s housing market is improving quickly and sees the trend likely to continue. The number of houses for sale was at a 15-year low at the end of 2012 with 7,229 units compared to the high of 14,683 units in 2007. The Salt Lake Board of Realtors predicts that the sales of single family homes will increase 15% to 20% in 2013 and that prices will increase 10% to 20%. The sales of condo, duplex and town home units will increase 17%.

The number of homes sold in 2012 in Salt Lake City was 2,605 which is a substantial increase from 2,151 in 2011 and 2,063 in 2010. The median sales price has increased as well. In 2012 the median sales price was \$178,162 as compared to \$177,204 in 2011. The recent high median sales price was \$216,811 in 2008. Houses for sale are on the market for shorter periods of time. In 2012, the average listing was on the market for 97 days as compared to 124 days in 2011 and 133 days in 2010.

Despite the recent increase, owners lost purchasing power between 2000 and 2011. Median home value increased 47% and median sales price increased 36%, but owner incomes increased by 26%.

In Salt Lake City, it is becoming more difficult for renters to purchase a home. Only 20% of

Salt Lake City Rental Market Mismatch: 2011

Income Range	Maximum Affordable Rent, Including Utilities	Renters		Rental Units		Rental Gap
		Number	Percent	Number	Percent	
Less than \$5,000	\$125	2,966	8 %	397	1 %	(2,568)
\$5,000 to \$9,999	\$250	4,608	12	1,168	3	(3,441)
\$10,000 to \$14,999	\$375	2,773	7	1,667	4	(1,106)
\$15,000 to \$19,999	\$500	3,119	8	1,994	5	(1,126)
\$20,000 to \$24,999	\$625	3,569	9	6,847	17	3,279
\$25,000 to \$34,999	\$875	5,866	15	14,125	35	8,259
\$35,000 to \$49,999	\$1,250	6,225	16	8,284	21	2,059
\$50,000 to \$74,999	\$1,875	4,920	13	4,467	11	(453)
\$75,000 or more	\$1875+	4,267	11	999	3	(3,268)
Total/Low Income Gap		38,312	100 %	39,947	100 %	(8,240)

Source: 2011 American Community Survey and BBC Research & Consulting.

renters can afford the median home value of \$225,600. 29% of renters can afford the median sold price (\$177,204).

Renters in Salt Lake City also lost purchasing power from 2000-2011. Median rent increased 35% during this period, but renter incomes increased only 17%.

In the rental market, 35% of the City’s households that rent earned less than \$20,000 per year in 2011. Only 13% of rentals in the City were in the affordability range for these households. There is a shortage of approximately 8,200 rental units within this household income range. This group does include a high number of students, but many of the renters are low income families, persons

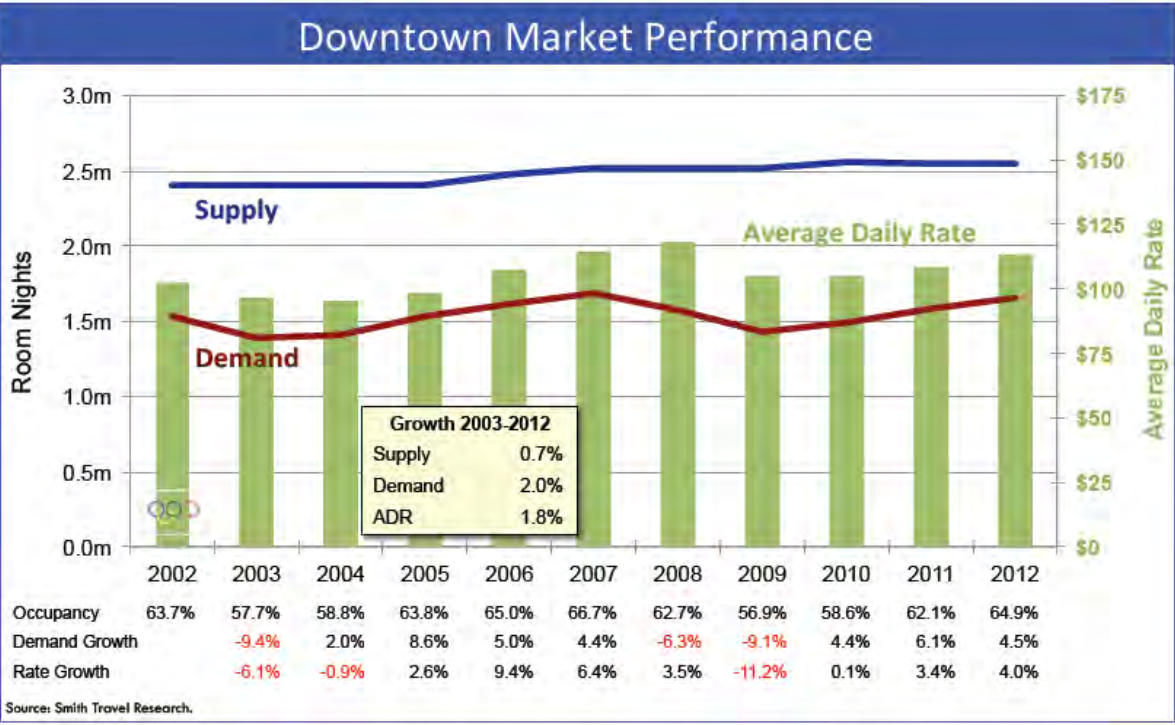
with disabilities and persons who are under and unemployed.

Commercial

The commercial real estate market in Salt Lake City bounced back in 2011 after a challenging year in 2010. Year-end office vacancy rate fell to 15.3% in 2011, down from 17.1% in 2010. In 2012, the International Center absorbed over 250,000 square feet of new office space and the CBD absorbed nearly 100,000 square feet of new office. In 2011, Salt Lake City added no new office space.

Over the last year, employment in the key sectors of finance and professional and business services grew well above national averages, fueling office demand in the downtown area. According to a report by Newmark Grubb Knight Frank, the Salt Lake City office market ended 2012 with a strong performance, as the vacancy rate dropped to the lowest levels in seven years. Key office areas of Salt Lake City include the International Center, Central Business District (CBD), CBD Outlying, Foothill Corridor, Northeast Avenues, Sugar House and Research Park. The total inventory of each of those areas is listed below:

- The International Center has a total inventory of 2,131,048 square feet of office and a vacancy rate of 2.5%.
- The CBD has a total inventory of 8,413,880 square feet of office and a vacancy rate of 12%.
- The CBD Outlying has a total inventory of 5,036,382 square feet of office space and a vacancy rate of 5.3%.
- The Foothill Corridor has a total inventory of 208,209 square feet of office space and a vacancy rate of .5%.
- The Northeast Avenues have a total inventory of 241,862 square feet of



office space and a vacancy rate of 0%.

- Sugar House has a total inventory of 594,668 square feet of office space and a vacancy rate of 2.4%.
- Research Park has a total of inventory of 1,691,325 square feet of office space and a vacancy rate of 1%.

The Milken Institute recently announced its “Best Performing Cities” listing, citing that Salt Lake City had jumped 49 spots to reach number six of the top 25. Fortune Magazine also recently recognized Salt Lake City as one of the 15 most business-friendly cities in the world; the only two U.S. cities so recognized.

Nearby Business Districts

The Central Business District of Salt Lake City is the largest concentration of commercial businesses in the city but there is a historic pattern of neighborhood business nodes located throughout the city. Some such as 9th and 9th and 15th and 15th, whose names reference the main intersection of the node, are located in primarily residential neighborhoods and have developed into popular commercial centers providing services to surrounding neighbors and also enticing customer from all over the city to shop and eat at local restaurants.

There is a growing emphasis on supporting local businesses in Salt Lake City. A number of organizations, most notably Buy Local First Utah, promote the locally owned businesses throughout the State. The neighborhood business districts in Salt Lake City add to the character of the City, and many of the people who live near the business districts do so because of the proximity to businesses.

City programs

Salt Lake City’s Revolving Loan Fund reported disbursing more than \$1.6 million to local businesses in 2011 – the highest amount in the program’s history. The fund makes low-interest loans available to businesses within Salt Lake City boundaries and is designed to stimulate business development and expansion, encouraging private investment and economic development while enhancing neighborhood vitality.

Tourism/Conventions

Recreational tourism has increased from 2010 to 2012, with a 4% increase in hotel occupancy, a 3% rise in attraction attendance, a 5.5% increase in park attendance, and a 5.3% jump in restaurant receipts. Overall tourist spending remained down slightly over the 2011 summer, but that appears to be due to tourists taking shorter trips from nearby markets.

The convention industry continues to expand even during the economic downturn and conversations progress regarding construction of a convention headquarters hotel. A record number 21,000 visitors in 2013 filled hotels and restaurants for what appears to have been the largest Outdoor Retailer Winter Market ever staged. According to Visit Salt Lake, the outdoor recreation industry contributes \$5.8 billion annually to Utah’s economy, supports 65,000 jobs, generates nearly \$300 million in annual state tax revenues and produces nearly \$4 billion annually in retail sales and services.

City Revenue

The City’s general fund is the primary source for funding typical government services at the local level. Revenues for the general fund are generated by taxes, fees, fines and forfeitures and charges for service. Some government services are funded by separate funds. The Airport, Public Utilities and Golf are funded outside of the General Fund.

In fiscal year 2012-13, property, sales and franchise taxes generated approximately 70% of the total revenue for the City. To maintain existing infrastructure, the City Council passed a tax increase. As with many local governments, the City’s infrastructure is aging and the cost of maintenance, repair and replacement is growing faster than revenues.

SALT LAKE CITY GENERAL FUND
WHERE THE MONEY COMES FROM

Property Taxes	\$63,110,222
Sales and use Taxes	50,795,055
Franchise Taxes	28,384,888
Licenses and Permits	18,664,813
Fines and Forfeitures	11,341,887
Intergovernmental Revenue	5,614,383
Charges and Fees for Service	4,937,524
Parking (meter and bagging revenue)	3,255,000
Other Revenues	19,713,754
Total	\$205,817,526



Photo credit: Ana Valdemoros

NATURAL ENVIRONMENT

6.0

SLC lies within the Basin and Range physiographic region of Utah. This region is bounded on the east by the north to south oriented Wasatch Range and on the west by the Great Salt Lake and the Oquirrh Mountains. Much of the basin topography is formed by natural forces, including seismic activity, glaciers, water runoff and erosion from the Wasatch Range, which consists of mountainous terrain, stream valleys and alluvial basins.

Air Quality

Air quality is the most important issue facing Salt Lake City due to widespread health concerns and environmental implications. Within Salt Lake City, the Air Quality Index reports good, moderate, unhealthy and hazardous air quality days.

According to the American Lung Association State of the Air 2013, Salt Lake City's ozone is below the standards of good air quality. The year round particle pollution gets a pass grade. Nonetheless, Salt Lake City is considered the sixth worst city in the country for short term particle pollution. For ozone and year round particle pollution SLC has not been among the 25 worse cities for air pollution.

Air quality is monitored by state officials and during winter months each day is assigned a designation green, yellow or red. A green designation meaning that air quality is good, yellow worsening and red is poor air quality. In the winter of 2010-2011 there were three bad air quality days. In the winter of 2011-2012 there were six bad air quality days in Salt Lake County. In the winter of 2012-2013 there were 22 days of bad air quality. Though the number of days with poor air quality saw a significant jump in 2012 there has been some improvement. From 2005 to 2009, per capita emissions of Salt Lake City residents actually declined 3%.

According to the city's Energy and Transportation Sustainability Plan, in 2009 residents emitted 4.75 million metric tons of carbon dioxide or 26 metric tons per person, which is above the national average. A majority of these emissions, 54%, resulted from

electricity use. The vast majority of the city's electricity is provided by Rocky Mountain Power, which generates 93% of its electricity from coal-powered plants. Transportation sector made up approximately 24% and Natural gas emissions accounted for about 20%.

Sources of air pollution

Air pollution, in a variety of gases, particulates, etc. is released by buildings, automobiles, and industrial land uses, all of which are significant contributors to poor air quality in Salt Lake City. Particulate matter-which is a complex mixture of extremely small dust and soot particles-released by these sources, is the primary contributing factor of poor air quality in Salt Lake City.

Natural considerations

Geography and climate of the Salt Lake Valley contribute to our poor air quality because of temperature inversions contained by surrounding mountain ranges that occur in the winter months and the hot days of the summer months.

During winter months, high pressure builds up and traps air in the valley. The result is cold air being pushed to valley floor and the warmer air moving over the top of the cold air. The warmer air prevents the colder air from escaping. Because the air cannot be circulated, the air pollution is also trapped in the valley. In 2008, new Federal standards went into effect. The new standards lowered the acceptable level of fine particulate matter (PM_{2.5}). When this standard is applied to measures from 2001 to today, there is a general trend of improved air quality based on the number of days per year that exceed

the 2008 standard.

In summer months, residents of the valley face different air pollutants. Ozone does reach dangerous and unhealthy levels during the heat of June, July and August. In 2012 ozone concentrations at the mountain valley sites were moderate to high. Salt Lake City experienced seven days with ozone (bad air day) exceeding 75 ppb (the maximum for National Ambient Air Quality Standard (NAAQS).

Ongoing solutions

Air quality may be improved by reducing the amount of point and non-point emissions through car sharing, public transportation, active transportation, low emission technologies, energy conservation in buildings and establishing emission requirements. Auto dependent communities in Salt Lake City have an average of 40% higher overall CO₂ footprint than urban communities with higher walkability and mixed use development.

In recent years, SLC has helped address the issue by zoning changes that allow more density in areas that are well served by transit and contain a mix of uses. In addition, investments by the Salt Lake County tax payers combined with State and Federal funds have expanded the transit system and improved the transportation networks in the Valley.

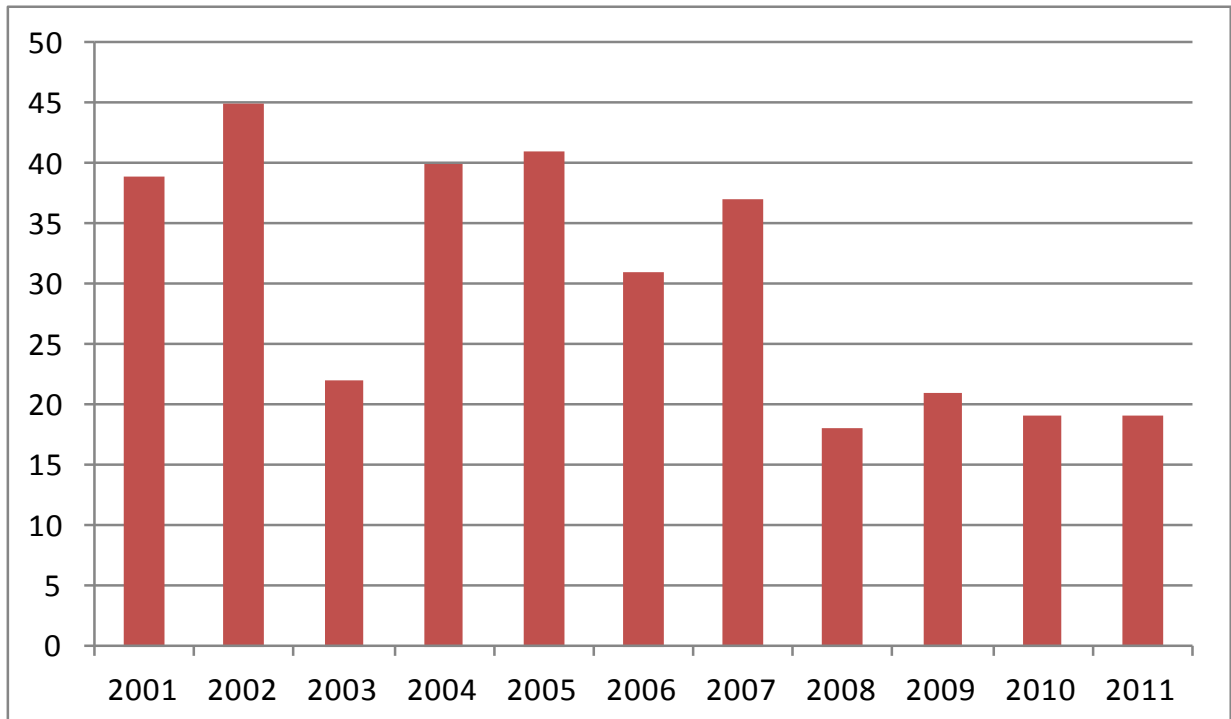
Environmental resources are also able to clean the air and reduce energy consumption. In Salt Lake City, planting an average of four shade trees per house would lead to a net energy savings of \$1.5 million annually. If implemented, the estimated reduction of carbon emissions per year is 13 kilotons,



HEALTHY AIR



POLLUTED AIR



The chart above shows the number of days that air in Salt Lake County exceeded the 2008 EPA National Ambient Air Quality Standard for pollutants harmful to public health and the environment. A measure in excess of PM_{2.5} is considered hazardous.

Source: UCAIR Utah Clean Air Partnership

which is based on a per-tree reduction of approximately 10kg/year. These types of relatively low cost action items reduce the emissions or offset the emissions created by heating and cooling of buildings, which is a major source of emissions that contribute to our poor air quality.

Water

The canyons of the Wasatch Mountains provide a high quality water source for approximately 340,000 people, including those within incorporated City boundaries as well as the eastern bench of Salt Lake County. The SLC Watershed Management Plan and Watershed Ordinance are implemented by Salt lake City Department of Public Utilities to proactively protect this 190 square mile watershed.

SLC works in close collaboration with other governmental agencies, including the US Forest Service and Salt Lake County to protect the Wasatch watersheds from degradation. The water supply primarily comes from surface sources. Mountain snowpack stores water that is released throughout the summer, some of which is stored in reservoirs in side canyons in the protected canyons. Some culinary water comes from water stored in Deer Creek Reservoir, the Central Utah Project, an artesian basin and a number of groundwater wells. A number of natural springs have been piped to provide SLC residents with access to spring water. These springs are generally found in and around the Liberty Park area.

Prior to the adoption of the Federal Clean Water Act, water resources were not always protected. As a result, a number of areas within the City have ground pollutions that have contaminated our water supplies, as

well as our ground water. Having limited development and controlled uses in our watersheds is critical to sustaining high water quality and supplies and to protect public health and the natural environment. Regulations that help achieve this include groundwater recharge zones and well protection.

Ground water:

The relatively high water table in Salt Lake City has an adverse effect on development. The problem has recently intensified due to above average precipitation, increased impervious surface runoff and inefficient landscape irrigation systems. Noticeable impacts are seen in flooded basements, overflowing septic facilities and complications with underground utilities. Other problems arise with groundwater contamination, sewer systems, water treatment facilities and underground storage tanks. Structural damage to buildings and transportation infrastructure, and destabilization of sloped terrain also occur. Although problems associated with ground water can be mitigated, it can be expensive to address and difficult to predict.

Groundwater depths are typically identified during a Geotechnical study. Habitable space would either have to be located above the depth of the groundwater or a pumping system would need to be included in the development. Any ground water that is discharged into the system is only allowed to be discharged at a specific rate, so developments would normally include some sort of reservoir, such as a pipe system or retention basin. Storm water is not allowed to flow directly into gutters. It also cannot flow



Ground water can have an impact on development. Often times, basements and subterranean parking structures are required to pump ground water to prevent it from damaging buildings.

directly into the sewer system as it takes up capacity of the sewer pipes.

Existing buildings are not required to retrofit foundation drains. However, building owners will often install systems to address ground water issues before it causes expensive property damage.

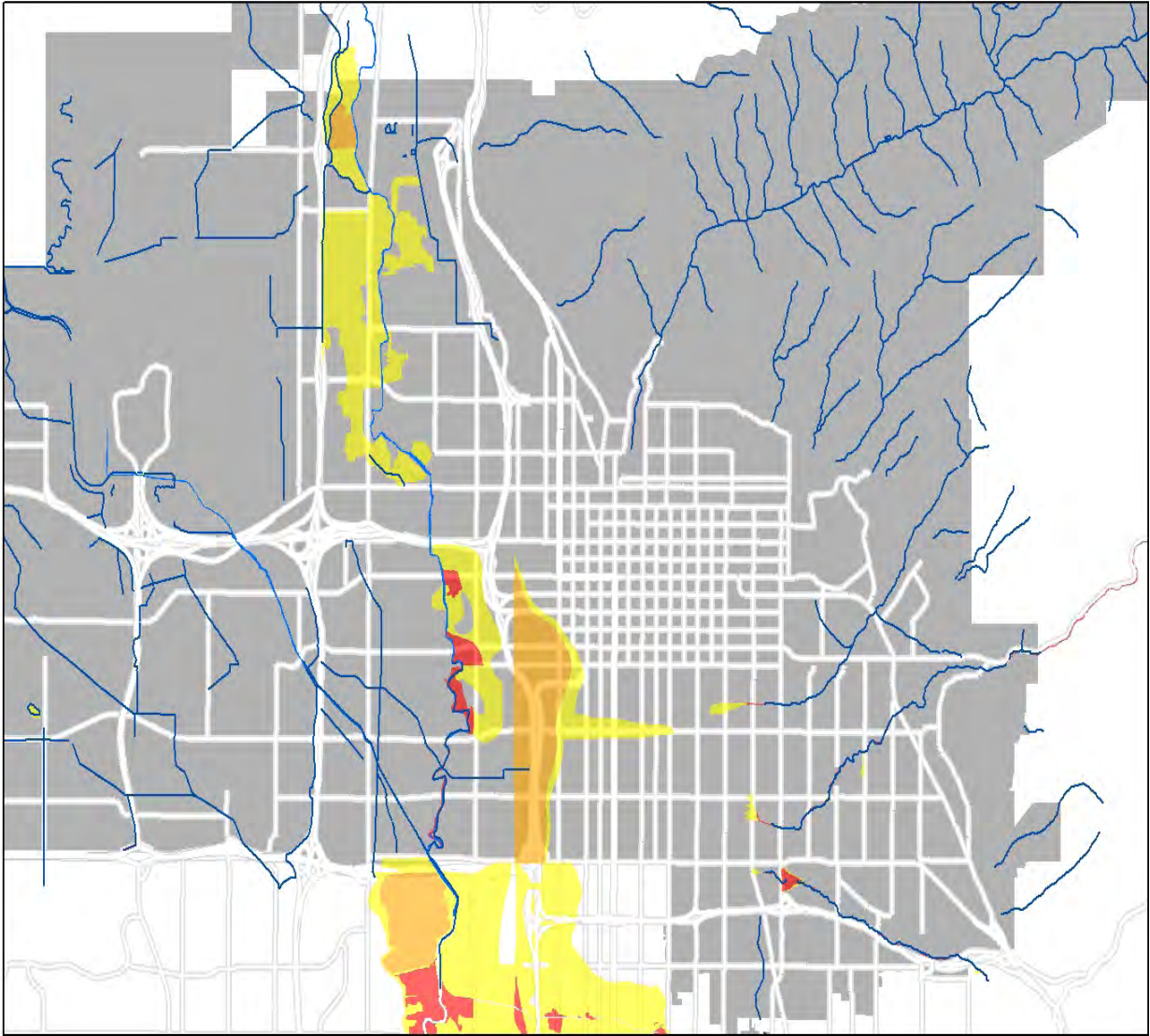
Natural Hazards

The Salt Lake region is susceptible to natural hazards, ranging from earthquakes to floods.

Flooding

SLC has experienced flooding issues in the past. Historically most flooding was in the low lying areas of the City along the Jordan River. As the City developed, storm drains, canals, diversion dams and other measures were taken to control flooding. However, in 1983, SLC experienced a major flooding event that was a combination of a deep mountain snowpack and a cold and wet spring that delayed the start of the runoff season. The trigger for the flooding was a sudden increase in temperature that resulted in rapid snowmelt. The combination of events led to major flooding along most rivers and streams in the City, most notably City Creek. Since then the City has worked with the Federal Government and Salt Lake County to improve the river channels, provide more stream bed clean out locations and improve the overall flood control infrastructure to reduce the risk of flooding.

Flood insurance maps are used to identify



- Some flooding potential
- Moderate flooding potential
- Highest flooding potential

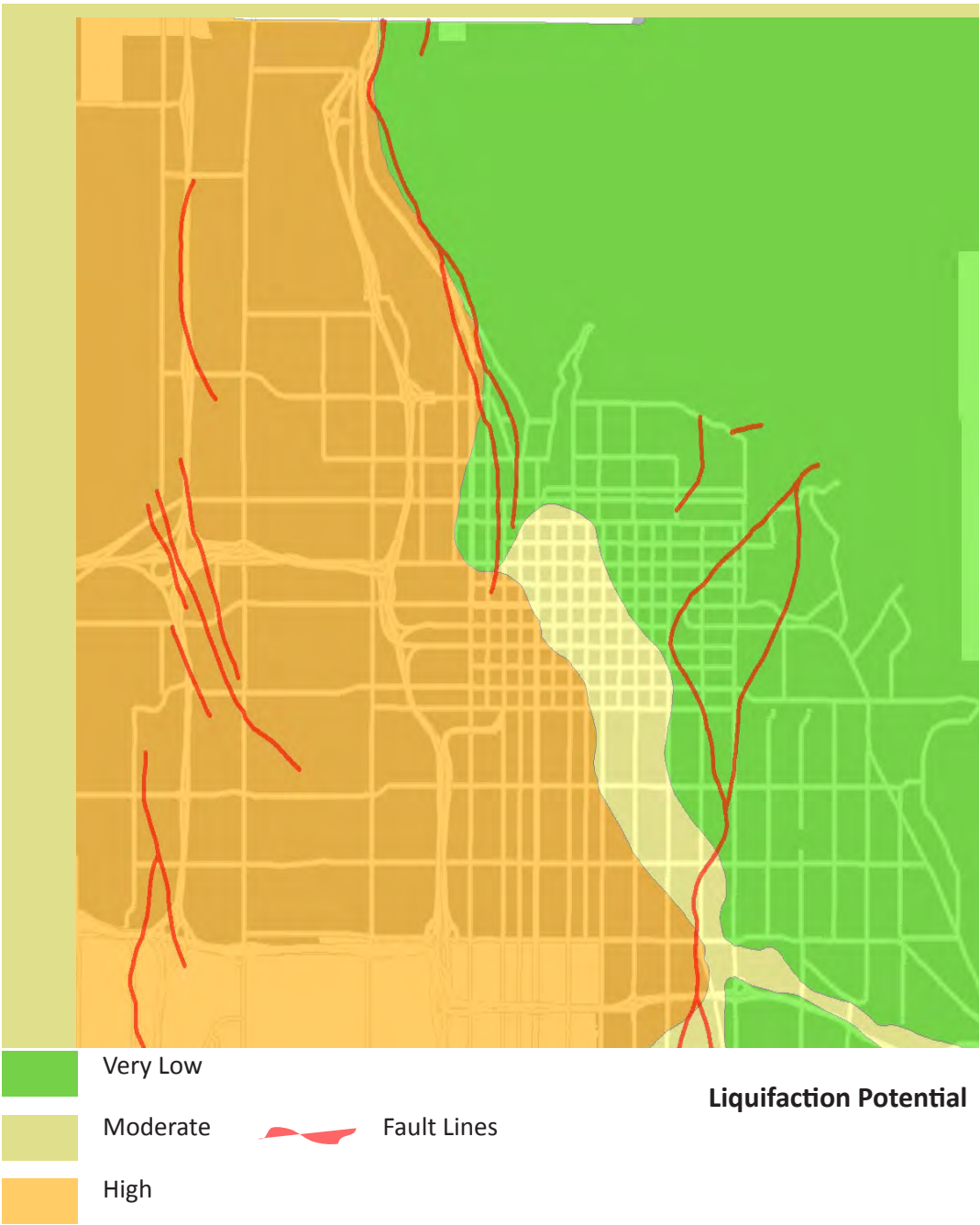
Flooding Potential
(refer to official maps for description of each area and to identify the actual flood zones)

those areas that are prone to a certain level of flooding and to determine the risk. Most of SLC is located in areas that are not prone to flooding. The exceptions are low lying areas near rivers and streams. Often referred to as “being in the floodplain,” these areas may be difficult to develop and only support a limited type of development.

Seismic issues

Active fault lines are found throughout the Salt Lake Valley. Geologic evidence indicates that the faults have played a major role in shaping the terrain that forms the Salt Lake Valley. A fault that runs along 1300 East along the east side of SLC is predicted to be the most likely fault to create issues. Geologists predict that if the fault were to rupture, a vertical shift would occur, with the lower elevation dropping by as much 10 feet. This is a significant issue because most of the structures along 1300 East were constructed prior to modern building codes requiring proper seismic reinforcement. If a major event were to occur along this fault, it would have devastating effects on the residents, neighborhoods, the City and the State.

Due to a number of factors, including the size of the faults, the ground water table being relatively close to the surface and the development history of the City, liquefaction of soil layers are a major concern associated with active faults in Salt Lake City. The potential for soil layers and water to mix during a seismic



event is high. The result is a concrete like substance that can compromise the structural integrity of buildings and the foundations that support them. This is compounded by the shaking that is normally associated with earthquakes. Liquefaction potential changes throughout the City, moving from low to high as one travels east to west.

Wildfires

Due to our hot, dry summers, wildfires are an issue in Salt Lake City. The foothills, adjacent forests and mountainous areas are prone to wildfires particularly in late summer months. The wetlands in the Northwest Quadrant are also susceptible to wildfires. The Salt Lake valley is often filled with smoke from wildfires that are outside of the City, sometimes hundreds of miles away.

Those places where the urban environment interfaces with the natural environment are susceptible to property damage, injury and potentially loss of life. After a fire, slopes are susceptible to landslides because the vegetation that would normally absorb rainfall and snow melt is not longer there. Soils may become saturated and result in landslides that add a different threat.

The Salt Lake City Fire Department is primarily responsible for wildfires at the urban interface. Other agencies, including the Unified Fire Authority, State agencies and the Federal Government provide resources to fight wildfires and reduce the threat.

Severe Weather

Salt Lake City is subject to severe weather year round. Salt Lake City has experienced



Although well equipped for winter weather, large storms can negatively impact the City, yet help prevent temperature inversions and help supply our water.

prolonged droughts multiple times since it was settled. Periods of extreme heat in the summer tax the power grid and put at risk segments of the population at risk for health issues. In the winter, large winter storms have shut down the City, the Airport and resulted in large scale power outages. For the most part, Salt Lake City has been able to adapt to address the impacts of severe weather.

Wind and tornados have occurred within Salt Lake City. Wind events have caused property damage and toppled decades old trees. One notable wind event ripped the copper off of the Capitol Dome in the mid 80's. In 1998 a rare tornado went through Downtown, Capitol Hill and the Avenues, leaving a trail of damage to buildings, toppling the large trees on Capitol Hill, destroying much of the urban forest in Memory Grove and unfortunately resulted in one fatality and a number of injuries.

Soils

Soil is a naturally occurring mix of mineral and organic ingredients with a definite

form, structure and composition. The exact composition of soil changes from one location to another. In SLC, the soil composition is largely determined by the location of mountain streams and from sediment from the ancient Lake Bonneville.



Most soils in Salt Lake City are enhanced to support food production.

Soils are generally fertile, but naturally only support meager vegetation because of the lack and timing of precipitation and the high salt content in the soil. Since the valley was first settled in 1847, the ability of the soil to support food production has been challenging. Early settlers diverted streams and created irrigation networks to compensate for the lack of precipitation during the growing season.

Ecosystems

There are several ecosystems found within Salt Lake City. Some are large ecosystems that are part of even larger ecosystems, such as the Great Salt Lake, and others are micro ecosystems that are separated or disconnected from larger systems. The ecosystems are part of the larger bio system for the region and provide different recreation and education experiences to different users. Each ecosystem is defined by natural characteristics, as well as the vegetation, wildlife, and microclimate.

Wildlife

The foothills provide the largest habitat for wildlife within Salt Lake City. The natural systems, such as river and stream corridors, natural open spaces that drop into the City and the Northwest Quadrant provide other wildlife habitat. Some species have adopted to living in an urban environment and are considered valuable aspects, such as peregrine falcons in Downtown.

Salt Lake City has used a Foothill Protection Ordinance and Open Space Ordinance to limit development in and adjacent to the foothills of the City. One of the purposes for

the ordinance is to maintain wildlife habitat and limit the impacts that development may have on the environment.

The environment surrounding the Great Salt Lake is an important habitat for migratory birds and is considered an important element of an international bird migration routes. The Salt Lake City Zoning Ordinance prohibits development in the Northwest quadrant below a certain elevation, partly to protect this habitat and the natural forces that shape the environment adjacent to the Great Salt Lake and to prevent destruction to structures caused by the ever changing levels of the lake.

Growing concern about the stream and river corridors within the City has led to new development regulations that limit how close



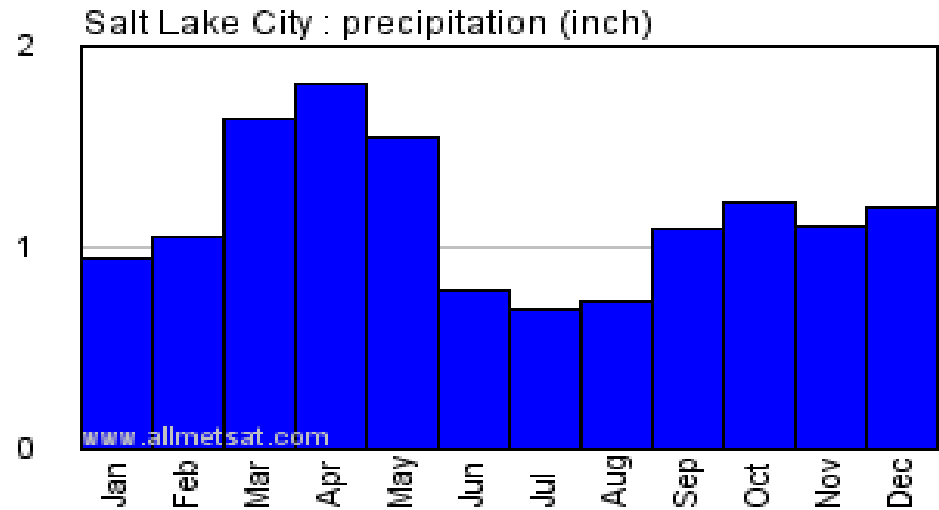
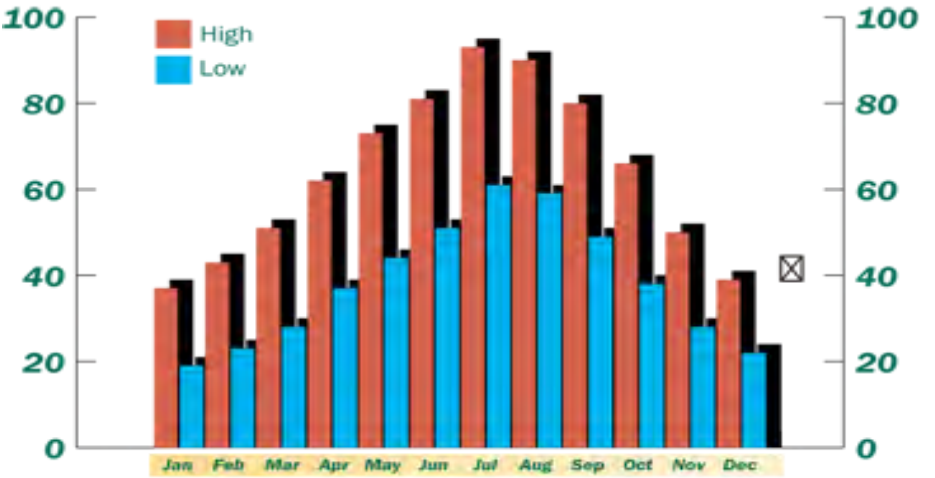
Most of the rivers and streams have been placed underground as they enter the developed areas of the City. The result is that the natural corridors have been disrupted and are not connected.

development can be to a river or stream. This ordinance is intended to preserve the corridors without limiting private property rights. Some of these corridors contain public lands, such as along the Jordan River, City Creek, Emigration Creek, Red Butte Creek and Parleys Creek. The City is involved in several corridor restoration projects intended to return some of these areas into a more natural condition while still allowing people to enjoy them.

Climate

Salt Lake City is often categorized as semi-arid, although the total precipitation is fairly equal between the cold months and the warmer months. The climate is generally moderate with four distinct seasons. The mean temperature for the year is 52.7 degrees and the City sees an average of 16 inches of precipitation, in the form of rain and snow, per year.

Monthly temp averages: The temperatures in



Salt Lake City can be described as moderate with seasonal extremes. The summers are relatively hot; with an average high in the low 90's, while the winter month's se daily highs in the upper 30's.SLC sees an average of approximately 16 inches of precipitation per year. July and August are the driest months of the year, with an average of less than ¾ of an inch of water in each month. March, April and May are the wettest months of the year, with nearly 2 inches of water per month.

Urban Forest

Within different parts of the City, the tree canopy varies greatly. In industrial areas, the tree canopy covers as little as 2% of the land, while in residential areas the tree canopy covers as much as 20.5%. The average City wide is 18%.

Tree canopy is important due to the many benefits that trees provide. Research indicates that:

- 49% of SLC ground surfaces are impermeable. This means that they are covered by asphalt, concrete, buildings and other surfaces that do not absorb water.
- Tree lined streets and neighborhoods have higher property values, by as much as 20%.
- Shaded surfaces can be cooler by as much as 9 degrees Fahrenheit when compared to non-shaded surfaces.
- Planting trees to shield the sun's rays can reduce the amount of heat that buildings absorb during warm weather. These savings can range from 10-40% for

a typical home or office in energy use

savings.

- Evergreen trees that are strategically

placed for windbreak protection can

save as much as 20% of energy used by

buildings.



The urban forest is an integral component of our quality of life and provide many benefits.

