

**NORTHWEST
QUADRANT
MASTER PLAN**

WELCOME

Northwest Quadrant
Master Plan



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QUADRANT
MASTER PLAN**

Purpose

AS SALT LAKE CITY CONTINUES TO GROW, THE NORTHWEST QUADRANT PROVIDES A DISTINCTIVE OPPORTUNITY FOR ECONOMIC GROWTH, AS WELL AS THE PRESERVATION OF CRITICAL ENVIRONMENTAL SITES.

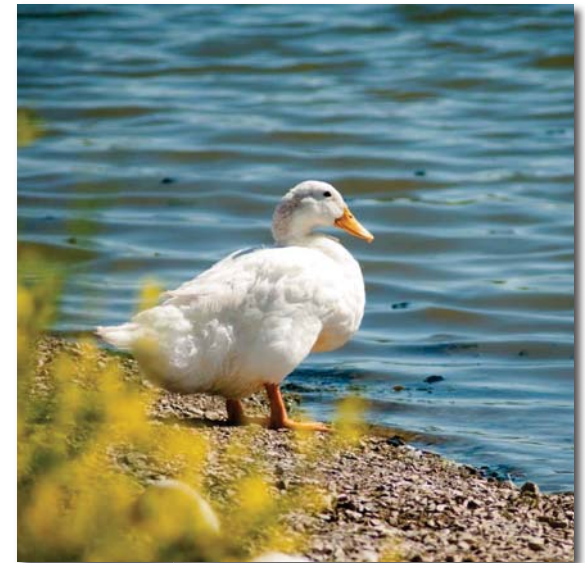
With this master plan, the City wants to promote growth in the Northwest Quadrant that provides immediate and long term benefit to the City, including:



QUALITY JOBS



**NATURAL RESOURCE
PROTECTION**



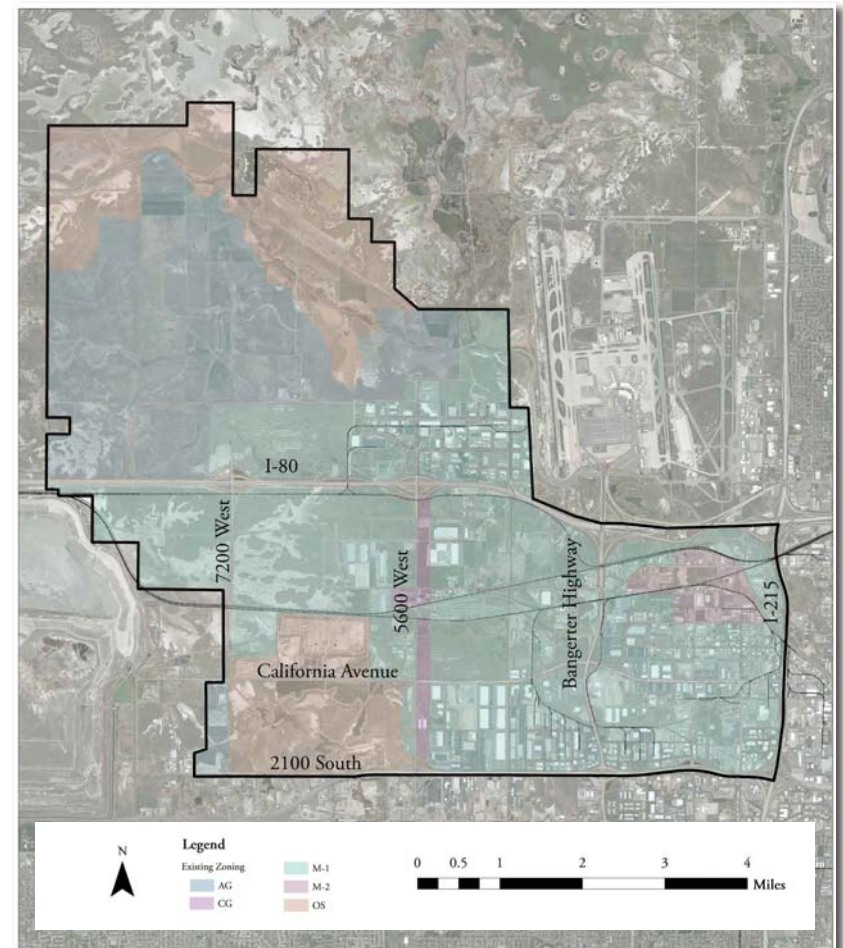
**PRESERVATION &
RESTORATION OF
WILDLIFE HABITAT**



Key Issues

AS WE PLAN FOR THE FUTURE OF THE NORTHWEST QUADRANT AREA, THERE ARE SEVERAL KEY ISSUES TO CONSIDER AS WE PLAN FOR ITS FUTURE:

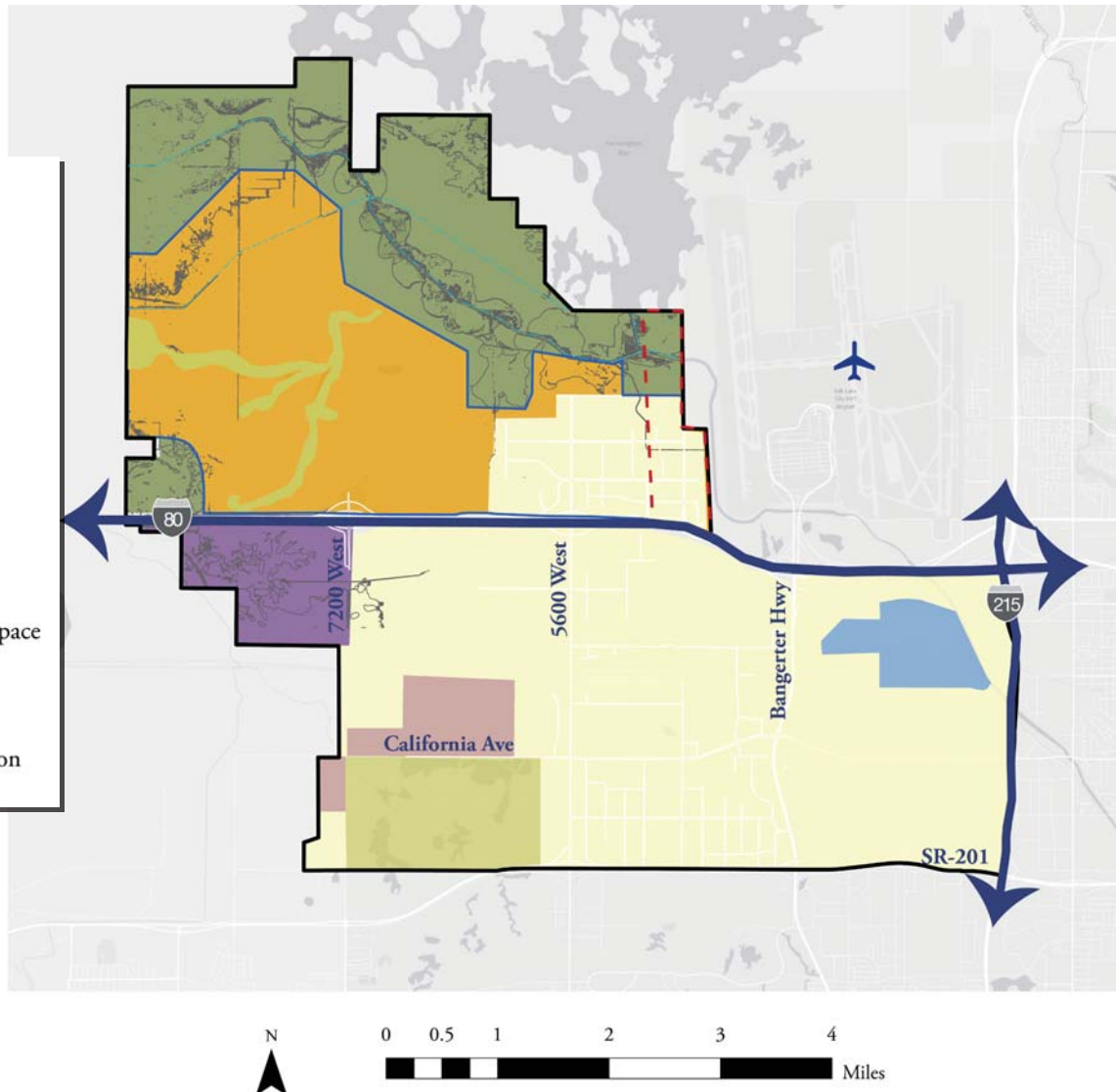
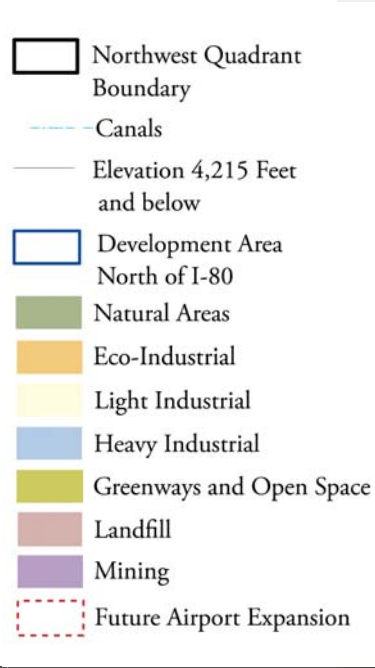
- Clean-up old landfill site at 7200 West and I-80
- Expanding water and sewer infrastructure
- Lack of roads and limited access
- Great Salt Lake ecosystem protection
- Water table that is close to the surface
- Manage flooding
- High liquefaction area





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Natural Areas: areas that should remain free from development and intended to be maintained as native as possible, with very little human intrusion. The primary purpose of this area is for habitat preservation, to sustain biodiversity, and protect the sensitive lands along the shores of the Great Salt Lake, wetlands, playas, etc.

Greenways and Open Space: greenways are areas that run through and between development that connect important habitat to larger natural areas. Trails are an important feature of greenways. Open spaces are intended to be preserved primarily for outdoor activities and recreation. These areas should be protected, but small buffers are acceptable.

Eco Industrial Park: light industrial areas that also include land uses that employ a high number of people, such as offices, manufacturing, and industrial uses. These uses are designed and built to minimize their impact on the environment and ecological systems. Buildings may be up to six stories in height.

Light Industrial: light industrial areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production and assembly. Uses that require outdoor storage of new, clean materials are generally acceptable. Also includes support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses.

Heavy Industrial: this includes uses that produce noise, odors, and other similar impacts. These areas generally are somewhat isolated from other land uses and are not located adjacent to sensitive lands. Heavy industrial includes uses such as steel fabrication, the storage or manufacturing of chemicals or explosives and fuel storage.

Landfill: areas that currently operate as a solid waste disposal facility. Land uses adjacent to landfills should expect to experience a certain level of nuisance, such as odor, noise and dust.

Mining: the Kennecott tailings pond is mostly located outside of the City, but the base of the tailings pond extends into the City. The planned expansion of the tailings pond encroaches further into the City. The pond is exempt from local regulations.



Preserving our Environmental Resources

THE NORTHWEST QUADRANT MASTER PLAN FOCUSES NOT ONLY ON ECONOMIC DEVELOPMENT AND GROWTH, BUT THE NEED TO PRESERVE AND CONSERVE VITAL ENVIRONMENTAL SITES, INCLUDING WETLANDS AND WILDLIFE HABITAT:

- No development in natural areas
- Protect Great Salt Lake Ecosystem
- Protect, conserve and restore native wildlife, wetlands and water bodies
- Protect water quality
- Protect global flyway (an international migratory route for birds)





Economic Development

SALT LAKE CITY IS COMMITTED TO PROMOTING RESPONSIBLE DEVELOPMENT, JOB CREATION AND ECONOMIC GROWTH IN THE NORTHWEST QUADRANT, WITH GOALS TO:

- Promote Salt Lake City as a regional leader in economic development
- Grow incrementally north of I-80
- Work on retaining existing business and encourage new business development in existing industrial areas
- Take advantage of airport, rail and interstate highway locations.
- Promote energy efficient development that generates low levels of air, water and light pollution and utilizes native landscaping.
- Support alternative energy production through standalone solar arrays and solar-ready rooftops.
- Introduce bird friendly building and site designs to limit impact on nearby natural area and global flyway.