

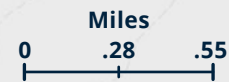
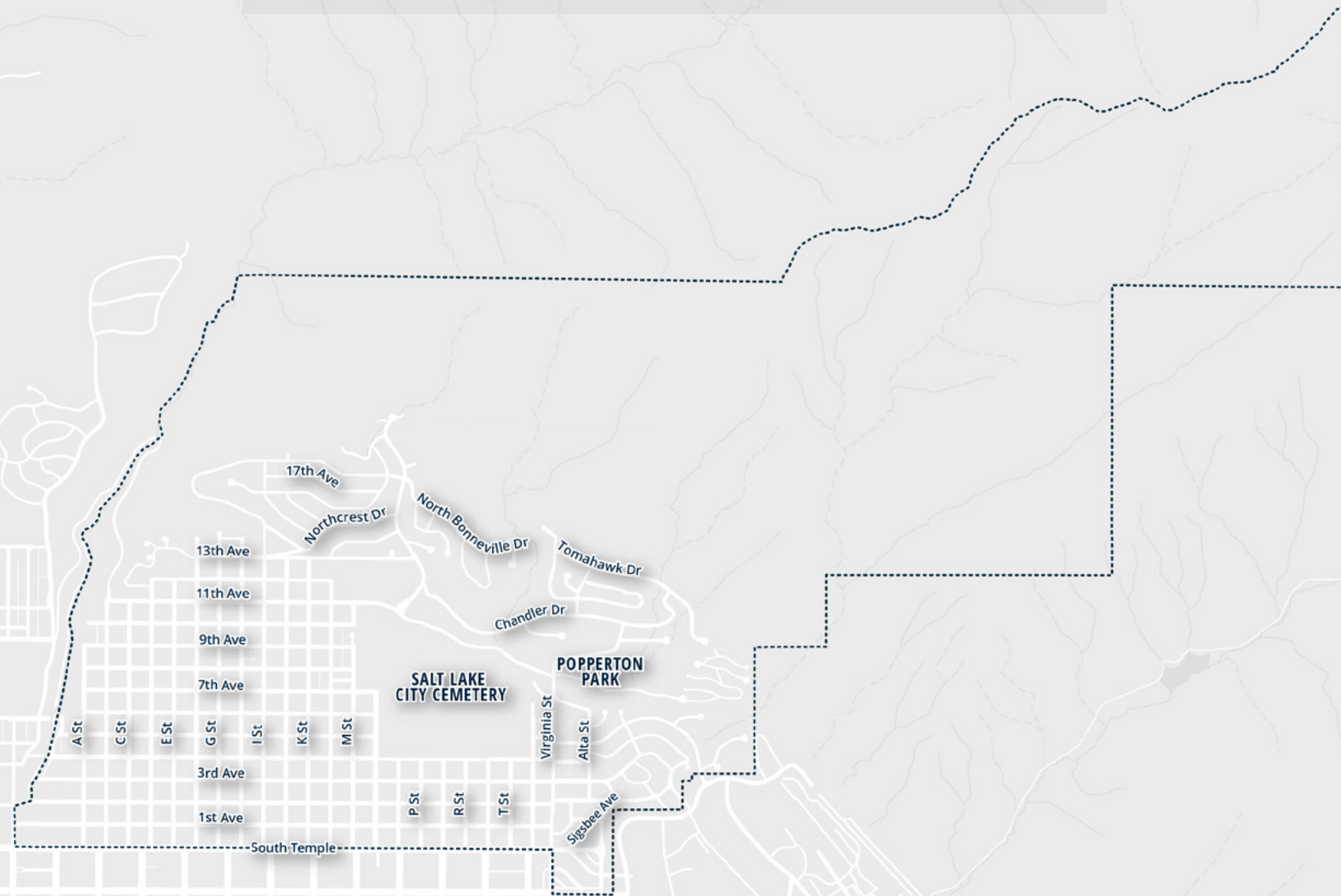
AVENUES COMMUNITY PLAN



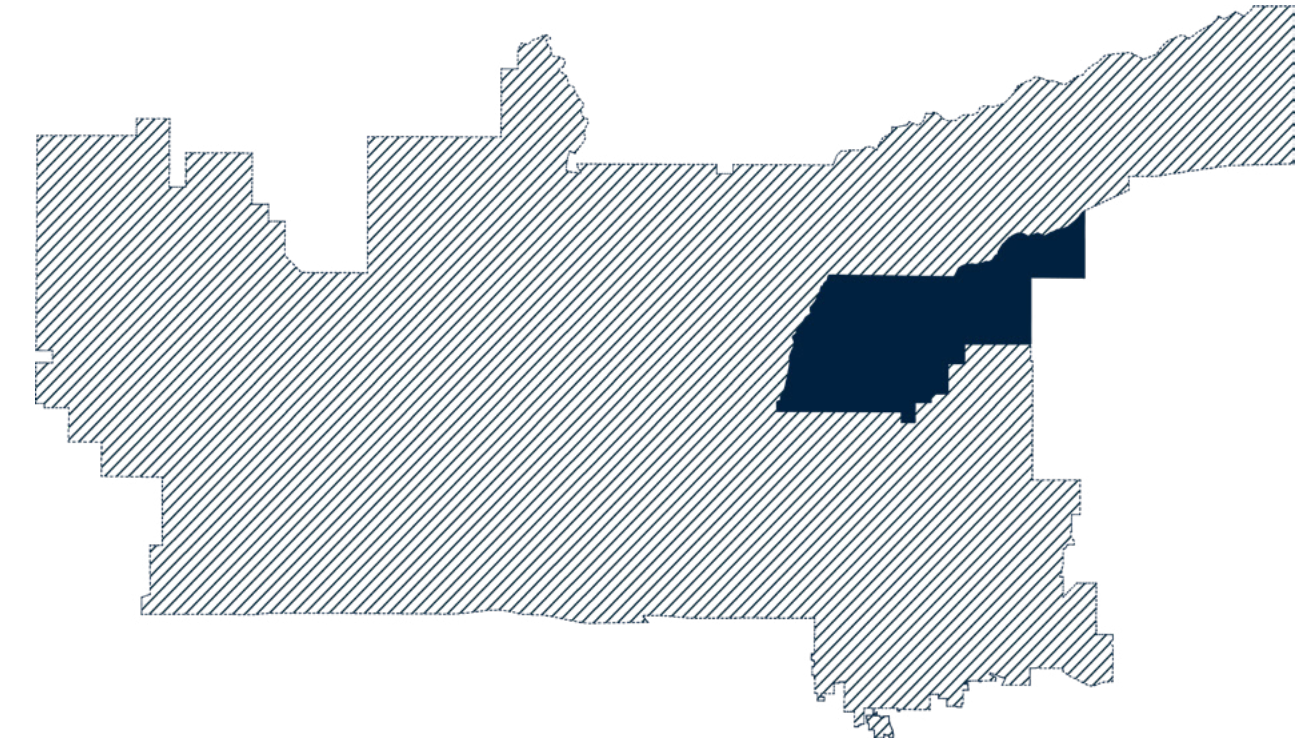


AVENUES COMMUNITY PLAN

AVENUES COMMUNITY PLAN BOUNDARIES



DRAFT PLANNING DIVISION



The Avenues plan area is located in the northeastern part of Salt Lake City and encompasses approximately 4.75 square miles (3,063 acres).

The Avenues is bordered by the following community plan areas: Capitol Hill to the west, City Creek to the north, and East Bench, Central City, and Downtown to the South.

PROJECT TEAM

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INTRODUCTION

An aerial photograph of a city, likely Denver, Colorado, showing a mix of residential neighborhoods with colorful autumn trees and a central business district with several tall skyscrapers. The city is set against a backdrop of blue mountains under a clear sky.

A VISION FOR THE FUTURE

This plan sets out a vision for the Avenues Community for the next 15 years. It describes the future the community hopes to create, grounded in an understanding of existing conditions and shaped by input from community members, business and property owners, community organizations, and visitors.

The plan integrates these perspectives with adopted city policies and priorities, and provides a framework to guide decisions and actions that will help achieve the vision.

VISION

THE AVENUES WILL BE



A place that honors its history and culture through distinctive architecture, tree-lined streets, placemaking, public art, and community storytelling that together create a strong sense of place.



A community where public spaces – from streets, sidewalks, and gateways to parks and plazas – are beautiful, safe, well-designed, and active places that encourage social connection and reflect community pride.



Sustainably connected to the rest of Salt Lake City and the broader region through a reliable, multimodal transportation network where streets are safe and inviting across every mode of travel for people of all ages and abilities.



Home to established, stable neighborhoods that remain the heart of the community, preserving traditional development patterns while embracing thoughtful, context-sensitive infill and well-planned growth opportunities that strengthen the community over time.



A steward of the Foothills Natural Area, protecting ecological health and scenic character while welcoming visitors and outdoor enthusiasts drawn by access to a regionally significant trail network.



A welcoming, safe, and inclusive community where people of all ages, incomes, and backgrounds can live and remain through every stage of life.



A community whose parks, trails, and open spaces are seamlessly connected, providing convenient access to nature and recreation within the community and across the city.



Strengthened by distinctive neighborhood destinations that provide convenient access to daily needs, support local businesses, and foster a sense of community connection.



Home to a variety of housing options that meet the community's evolving needs across all income levels, household sizes, and life stages.

READER'S GUIDE

The following describes how this plan is organized and how its components work together.

The Avenues Community Plan is an official plan of the city. The plan is not a law or land use code—it is a vision describing how the community should look, feel, and function in the future.

The overarching goals of the Plan are to:

- Identify commonly held values.
- Define what makes the community unique.
- Guide future growth in a way that reflects community values and protects neighborhood character.
- Provide clear policy direction for decision-making.
- Create a framework to implement the vision and measure progress over time.

OVERVIEW

PLAN SALT LAKE AND THE AVENUES COMMUNITY PLAN

The Avenues Community Plan is part of a broader planning framework for Salt Lake City and builds on the citywide policies and initiatives established in Plan Salt Lake, the City's General Plan. Plan Salt Lake sets a citywide vision for Salt Lake City through 2040, organized around 14 Guiding Principles.

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

This plan defines the Avenues' role in advancing the citywide vision and translates these principles into a community-level vision.



PLAN SALT LAKE | GUIDING PRINCIPLES

- 1** **Neighborhoods:** Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.
- 2** **Growth:** Growing responsibly while providing people with choices about where they live, how they live, and how they get around.
- 3** **Housing:** Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- 4** **Transportation & Mobility:** A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.
- 5** **Air Quality:** Air that is healthy & clean.
- 6** **Natural Environment:** Minimize our impact on the natural environment.
- 7** **Parks & Recreation:** Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.
- 8** **Beautiful City:** A beautiful city that is people focused.
- 9** **Preservation:** Maintaining places that provide a foundation for the City to affirm our past.
- 10** **Arts & Culture:** Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.
- 11** **Equity:** Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.
- 12** **Economy:** A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive.
- 13** **Government:** A local government that is collaborative, responsive, and transparent.
- 14** **Water Conservation and Land Use Planning:** Grow in a manner that ensures water supply meets demand and provides sufficient redundancy to respond to water supply risks.

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KEY COMPONENTS

The Plan includes the following key components:

A VISION DESCRIBING WHERE WE WANT TO GO

The **Vision** describes the desired future for the community in relation to the Guiding Principles.

A ROAD MAP OF HOW WE WILL GET THERE.

- **Policies** express established City goals and ongoing programs that support the community's desired outcomes.
- **Initiatives** identify specific actions to help realize the vision.
- The **Future Land Use Map** ([see page 77](#)) illustrates the intended distribution of land uses in the community.

TOOLS FOR EVALUATING OUR PROGRESS OVER TIME

The Implementation Matrix ([see page 108](#)) identifies the anticipated resources needed to accomplish each initiative and includes **targets** which are measurable outcomes that indicate progress toward achieving the vision.

USING THE COMMUNITY PLAN

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

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

The goals and policies in this plan are designed to work together toward a shared vision. However, in practice, some goals and policies may occasionally compete or require trade-offs. The pursuit of one objective may limit progress toward another.

For example, policies that promote tree planting and landscaping to improve air quality and reduce urban heat may increase short-term water demand, even as other policies encourage water conservation. Such trade-offs are an inherent part of community planning.

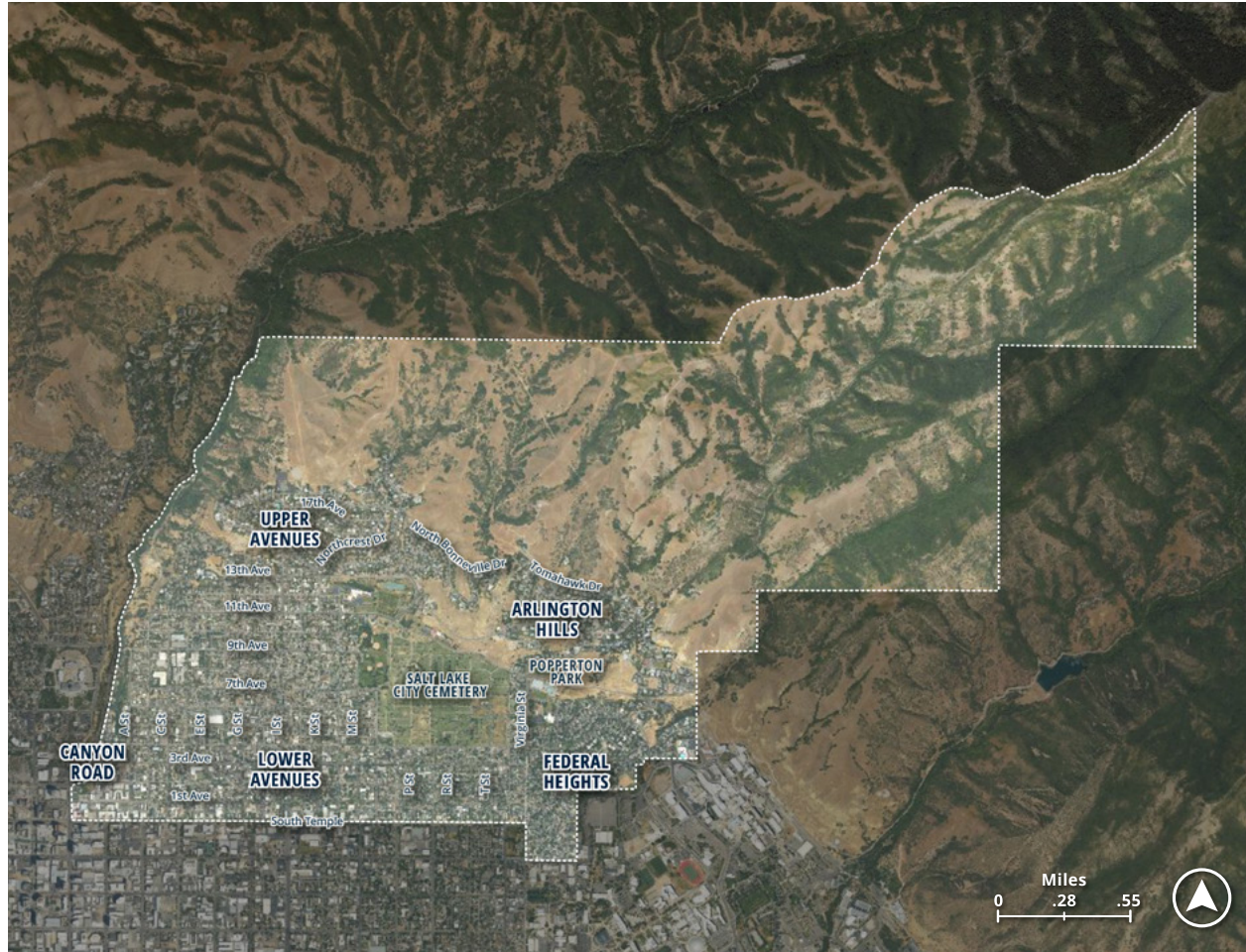
When implementing this plan, decision-makers must balance these competing goals, recognizing that not all objectives can be fully achieved in every situation. Depending on the context, certain goals or policies may carry greater weight or urgency.

COMMUNITY PROFILE & ENGAGEMENT

COMMUNITY PROFILE

The Avenues sits northeast of Salt Lake City's center, rising from the valley floor to the base of the Wasatch Mountains along the foothills. Known for its historic charm and scenic views, this iconic neighborhood offers a character that sets it apart from the rest of the city.

Established in the 1850s as Salt Lake City's first neighborhood, the Avenues broke from the city's traditional pattern of large 10-acre blocks and wide streets. Instead, it features smaller 2.5-acre blocks with narrower streets. This distinctive layout not only gave the neighborhood its name—derived from the grid-like pattern of streets called Avenues—but also shaped its close-knit feel.



Map of Avenues Community Plan Area

The Avenues is home to an architecturally diverse mix of single-family homes, duplexes, and multifamily buildings. While residential use dominates, restaurants, galleries and local shops can also be found in the community.

Historic districts, along with numerous individual historic landmark and cultural sites, highlight the area's heritage, while an extensive network of parks and trails provide access to outdoor recreation and natural beauty.

The community encompasses several areas commonly recognized for their distinct identities and characteristics including Lower and Upper Avenues, Canyon Road, Federal Heights, and Arlington Hills.

AVENUES AT A GLANCE

As part of the development of this Plan, the Avenues Community planning team completed an Existing Conditions Report that provides a comprehensive overview of demographics, land use, connectivity, open space and natural resources, historic and cultural assets, and infrastructure in the community.

The data in the report will be used as a baseline for measuring the implementation of this community plan. The following highlights some of the existing conditions in the Avenues. Other sections in this plan provide details of existing conditions that pertain to that section topic.

16,610
POPULATION
About 8% of the city's population

DEMOGRAPHICS



8,252
HOUSEHOLDS
(9% of City's households)



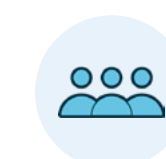
46%
OWNER OCCUPIED HOUSING
(47% Citywide)



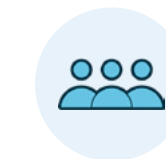
14%
HOUSEHOLDS WITH CHILDREN UNDER 18
(18% Citywide)



22%
NON-WHITE POPULATION
(35% Citywide)



68%
POPULATION OVER 25 WITH A BACHELOR'S DEGREE OR HIGHER
(51% Citywide)



18%
RETIRED POPULATION (65+)
(12% Citywide)

LAND USE

Over half of the land area in the Avenues is zoned for open space



52%
OPEN SPACE



45%
RESIDENTIAL



1%
MIXED USE



1%
PUBLIC LANDS



1%
INSTITUTIONAL

LAND OWNERSHIP

- **51%** Private
- **49%** Government & Public Lands

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COMMUNITY ENGAGEMENT

The Avenues Community Plan is rooted in ideas gathered through a variety of public engagement methods conducted throughout the planning process. Input was gathered from community members, business and property owners, community organizations, and visitors.

ENGAGEMENT PHASES

- Identifying opportunities and issues
- Exploring big ideas
- Refining the final vision

At every stage, public input was the driving force behind the plan's direction and priorities.

Avenues community members are the true experts of their neighborhood. Their participation and meaningful input directly shaped every element of this plan.

ENGAGEMENT SNAPSHOT



10
IN-PERSON EVENTS



3
COMMUNITY MEETINGS



265
SURVEY RESPONDENTS



75
IN-PERSON COMMUNITY MEMBER INTERVIEWS



8
STAKEHOLDER INTERVIEWS

ADDITIONAL ENGAGEMENT

Students from the University of Utah's Department of City and Metropolitan Planning conducted additional engagement activities as part of a course in Plan Making; their results were incorporated into this plan.

Please note that this reflects only the first two phases of public engagement. Additional events and community meetings will be held to gather feedback on the draft plan, and the engagement snapshot will be updated to include this continued outreach.

A more detailed community engagement report will also be compiled and made available in the coming weeks.

01 / NEIGHBORHOODS

Neighborhoods that foster social connection by providing opportunities for gathering and everyday interaction.

02 / GROWTH

Direct growth to appropriate places while respecting the community's natural constraints.

03 / HOUSING

A variety of housing options to support all households and household incomes.

04 / TRANSPORTATION & MOBILITY

A safe, accessible, and reliable transportation network that expands choices and strengthens connections within the community and to the rest of the city.

05 / AIR QUALITY

Air that is healthy and clean.

06 / NATURAL ENVIRONMENT

Manage the natural environment to protect ecological health while supporting responsible access and long-term stewardship.

07 / PARKS & RECREATION

Strengthen connections and access between parks, trails, and open space while enhancing these shared resources.

08 / CITY BEAUTIFUL

Celebrate the natural and historic beauty of the community.

09 / PRESERVATION

Preserve the places and features that contribute to historic character and build pride and knowledge around the community's rich history.

10 / ARTS & CULTURE

A neighborhood culture supported by public art, community events, creative partnerships, and accessible opportunities to engage and participate in the arts.

11 / EQUITY

Maintain a welcoming, inclusive, and connected community by improving walkable access to services for everyone.

12 / ECONOMY

A neighborhood-focused economy that strengthens small businesses, encourages entrepreneurship, and enhances everyday access to goods and services.

13 / GOVERNMENT

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

14 / WATER CONSERVATION & LAND USE PLANNING

Advance water conservation through thoughtful land use, community education, and sustainable landscaping practices.

AVENUES GUIDING PRINCIPLES

01

NEIGHBORHOODS

GUIDING PRINCIPLE

Neighborhoods that foster social connection by providing opportunities for gathering and everyday interaction.

2040 TARGETS

1. Increase the number and variety of community gathering spaces.

In the 1850s, the Avenues became Salt Lake City's first platted neighborhood. Today, the Avenues is a place where historic character, deep community roots, and a strong creative spirit come together to create one of Salt Lake City's most well-known and distinctive communities.

Neighborhoods play an essential role in quality of life by supporting social connection and providing places where people can come together, build relationships, and engage with one another. Opportunities for social interaction—whether planned or spontaneous—are central to a neighborhood's character and sense of belonging. While many of these interactions arise organically, intentional community-oriented spaces and programming can strengthen and sustain these relationships over time.

Because the Avenues is a highly desirable and largely built-out neighborhood, the focus of this plan is not large-scale physical change, but rather targeted changes and better use of existing neighborhood assets and public spaces to support social interaction.

NEIGHBORHOOD-SERVING SPACES AND EVERYDAY GATHERING

Permanent neighborhood features—such as local businesses, park strips, parks, and other shared public spaces—form the foundation of everyday community life in the Avenues. These spaces provide consistent, reliable opportunities for neighbors to interact as part of their daily routines.

Neighborhood businesses play an important role in this network. Allowing and encouraging the use of adjacent park strips or frontage areas for outdoor dining, seating, or small-scale retail can help local businesses succeed while also creating informal gathering spaces that contribute to a lively, people-oriented streetscape. Because businesses are generally longstanding fixtures in the neighborhood, they serve as stable anchors for social connection and community activity.

Additional opportunities exist to better activate underutilized spaces throughout the neighborhood, such as alleys, park edges, and community gardens. Broader strategies for activating parks, open space, and recreation areas are discussed in more detail in the Parks and Recreation section of this plan.

FLEXIBLE AND PROGRAMMED USE OF PUBLIC RIGHT-OF-WAY

One example of how the public right-of-way can be used more flexibly to support community life is Play Streets. Play Streets are temporary or rotating street closures that transform roadway space into flexible community space. During the COVID-19 pandemic, temporary street closures in the Avenues received positive community feedback, demonstrating the potential of streets to function as shared social spaces.

Play Streets could be implemented seasonally or periodically, closing selected streets to through-traffic while maintaining access for local vehicles and essential services. By thoughtfully utilizing space within the street right of way, Play Streets can support a wide range of activities, including block parties, children's play, active transportation, and informal socializing. These spaces may be enhanced with elements such as seating, greenery, lighting, games, or collaborative community art to create welcoming environments that encourage people to linger and connect. In some cases, these efforts may also inform longer-term changes to how street space is designed and used.

For additional information on how Play Streets can also improve safety and mobility, see the [Transportation section](#) of this plan.

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INITIATIVES

1 Support the success of existing businesses by enabling physical improvements that enhance the public realm, including reviewing and updating policies related to park strip activation for outdoor dining, seating, or retail.

2 Explore creation of a play streets program to provide flexible activity spaces within the community.

3 Encourage neighborhood partnerships to program, activate, and maintain shared neighborhood spaces.

4 Ensure inclusive access by integrating ADA-compliant features and designing gathering spaces for all ages and abilities.



PLAY STREETS

Play streets are residential streets temporarily closed to through traffic, creating safe, car-free spaces for children to play and neighbors to connect.

02

GROWTH

GUIDING PRINCIPLE

Direct growth to appropriate places while respecting the community's natural constraints.

2040 TARGETS

1. Increase the amount of land that allows for mixed-use development.
2. Increase 3+ bedroom units in new multi-family developments.

Based on recent years and current forecasting trends, it is expected that Salt Lake City will see significant population growth over the next 15 years. According to a 2025 report published by the Census Bureau, Salt Lake City was the fastest growing city in the state from 2023-2024 and it is anticipated that growth will continue.

In comparison, overall growth in the Avenues has remained relatively stable since 1980, with the neighborhood population decreasing slightly – from 16,785 in 1980 to approximately 16,610 in 2023. Household composition has also changed. Average household size has declined from 2.60 people in 1987 to about 1.97 in 2023, and households with children under 18 decreased from 21% in 1980 to 14% in 2023.

This trend has resulted in fewer households with children, which means fewer children in public schools in the Avenues. Supporting growth that accommodates households with school-aged children is likely necessary to help ensure schools in the Avenues remain open.

As the city continues to experience development pressure, responsible growth means focusing development into places with existing infrastructure and amenities to minimize impacts on the natural environment – including air quality, water use, and foothill protection – while expanding housing and mobility choices for a variety of lifestyles.

The Avenues already has a strong foundation to accommodate thoughtful growth: a mix of housing types, access to open space, proximity to downtown, a complete street grid, and small blocks. Future growth in this neighborhood should build on these assets to enhance quality of life for current and future generations.

The physical form and location of the Avenues strongly influence how and where growth can occur. The community is largely built out, with relatively few vacant properties available for new development. In the Upper Avenues, proximity to the foothills introduces additional considerations related to terrain, access, and wildfire risk. These conditions indicate that the Avenues are unlikely to experience significant change, with growth primarily occurring gradually through small-scale development.

Nearly half of the buildings in the Avenues were constructed before the city's first zoning regulations were adopted in 1927, and most of the remaining development occurred by 1960, well before the current residential zoning code was adopted in 1995.

These historic development patterns create a mix of housing types and configurations that cannot be reproduced under current zoning standards. This regulatory mismatch is a defining condition for growth in the Avenues and provides important context for the housing strategies outlined in the Housing section of the plan.

INFILL DEVELOPMENT

With few vacant properties, future growth in the Avenues will largely depend on context-sensitive infill on underutilized properties. Yet current regulations make infill difficult to build by right, such as requirements for buildings to have public-street frontage, setbacks exceeding those required by fire code, restrictive lot sizes, limits on housing types, and low lot coverage maximums.

Addressing these regulatory barriers through targeted zoning reform is essential to enabling growth that respects the neighborhood's scale while supporting the kind of creative development that has long defined the area.

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OPPORTUNITY AREAS

The potential redevelopment of the LDS Hospital campus into a mixed-use area with additional housing and commercial uses presents an opportunity to accommodate most of the neighborhood's future growth in a location with existing infrastructure to support it. Concentrating a significant share of future growth in this location can reduce pressure on surrounding residential areas. It is also possible that the site will not fully redevelop but see some reuse of existing buildings while others are demolished.

Growth can also be accommodated on other sites currently occupied by institutional land uses, such as churches or schools, as these properties adapt to changing demographic needs. Thoughtful redevelopment that includes a mix of uses and housing options —such as family-sized or senior housing— can represent an opportunity for accommodating change, while allowing aging in place and providing space for families.

LIMITED GROWTH AREAS

Responsible growth also means identifying where growth should be more limited. The Upper Avenues and Arlington Hills face constraints due to their proximity to the foothills, where steep terrain and homes intermingled with undeveloped natural land create access and emergency management challenges that would be intensified by too much growth. To protect foothill resources

and reduce wildfire risk, growth in these areas should focus on accessory dwelling units and other gentle density options.

With the right tools and policies in place, growth in the Avenues can enhance quality of life, strengthen existing community assets, and establish a clear framework for meeting future needs without compromising neighborhood character.

POLICIES

1. *Support mixed-use zoning in appropriate locations that can accommodate future growth, such as areas within walking distance of public transportation, and key bike and pedestrian routes.*
2. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
3. *Enable moderate density increases within existing neighborhoods where appropriate.*

INITIATIVES

1. *Remove zoning barriers to streamline the approval process for infill development.*
2. *Modify zoning regulations to add a variety of housing types to accommodate all household sizes.*
3. *Make changes to the Historic Preservation Overlay to streamline the new construction process for new primary buildings without public street frontage.*
4. *Limit growth within the wildland-urban interface and areas near the Foothills Natural Area with limited access.*
5. *Identify potential infill sites as institutional land uses change and prioritize them for public-private partnerships.*



03

HOUSING

GUIDING PRINCIPLE

A variety of housing options to support all households and household incomes.

2040 TARGETS

1. Increase the total number of households.
2. Reduce the number of cost burdened households.

Access to housing is a growing concern throughout the city but especially in established neighborhoods like the Avenues where there is little space to build additional housing.

When asked to rank the most important issues facing the Avenues, almost 3/4 of respondents ranked cost of housing as one of the top three issues, with 42% identifying it as the number one concern. Information from the Multiple Listing Service (MLS)—a real estate database for property listings—shows the median home price in the Avenues in 2024 was \$802,500—about 42% higher than the citywide median.

While housing affordability is a regional issue with many variables beyond local control, the Avenues face additional constraints due to limited land availability.

As a result, in order to contribute to citywide housing goals, housing strategies in the Avenues must focus on preserving existing housing, supporting context-sensitive infill, allowing interior modifications to add dwellings within existing underutilized buildings, and making more efficient use of underutilized or undeveloped properties.

WHAT DOES “COST-BURDENED” MEAN?

The Department of Housing and Urban Development (HUD) considers housing to be affordable when a household is paying **no more than 30% of their total gross income towards housing expenses** (rent/mortgage, utilities, and mandatory fees).

Households that spend more than 30% of their gross income on housing are considered cost burdened, while those spending 50% or more are classified as extremely cost burdened. **Cost-burdened households often struggle to afford other necessities such as transportation, healthy food, or emergency expenses.**

PRESERVE AND MAINTAIN EXISTING HOUSING

Actively preserving existing housing is important to help combat affordability issues and prevent displacement. Although the Avenues is a high-cost neighborhood overall, existing housing—particularly older and smaller units—represents an important source of more attainable housing. Preserving existing housing ensures that new development is adding to the supply rather than simply replacing what already exists.

The following strategies and tools focus on preserving existing housing in the Avenues community.

Align Zoning with Existing Conditions

As discussed in the Growth section, much of the Avenues was built prior to modern zoning regulations, resulting in a diverse mix of housing types that no longer align with current zoning requirements. As a result, many properties are nonconforming, which limits the improvements that can be made.

In the Lower Avenues, this includes types ranging from single-family to apartment buildings, offering many examples of missing-middle housing and a balance of owner-occupied (46%) and rental (54%) units. Aligning zoning regulations to permit existing housing types and densities would reduce the nonconforming status of many properties and support reinvestment in the current housing stock which is an important source of affordability in the neighborhood.

Naturally Occurring Affordable Housing (NOAH)

Naturally occurring affordable housing (NOAH) plays a critical role in providing affordable housing without government subsidies. This is typically housing in older buildings with fewer modern amenities compared to what is included in newer housing developments. In desirable neighborhoods like the Avenues, NOAH is at risk of being lost due to demand, market-induced rent increases, renovations that lead to rent increases, or redevelopment. The City's NOAH program provides financial assistance for safety and livability improvements in exchange for long-term affordability commitments.

This plan supports this program as well as others that provide grants or loans to property owners to maintain existing housing.

Zoning Incentives

The city's Affordable Housing Incentives (AHI) support the development of deed restricted affordable housing by allowing additional units and housing types on properties that meet the affordability requirements. Additionally, Building Preservation Incentives (BPI) support the preservation of existing housing by allowing for additional units and zoning modifications when an existing building is retained as part of a project.

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These incentives allow adaptive reuse of non-residential buildings such as churches, schools, and hospitals, as well as individually listed historic sites for housing. These incentives provide flexibility while contributing to housing goals. Developing educational materials to highlight these programs will increase awareness of them and promote their use.

EXPANDING HOUSING OPTIONS

Housing costs are also influenced by high land values. As there is less space to build new homes and more people want to live in the neighborhood, the land underneath the houses becomes more valuable. This is especially true in zoning districts where requirements for minimum lot size and width essentially incentivize the construction of larger, more expensive homes. This limits new homeownership opportunities for people of various incomes, especially those looking for small starter homes. **The plan supports zoning changes that enable housing development on small lots as a way to add more attainable housing into the community and increase access to home ownership.**

ACCESSORY DWELLING UNITS (ADUs)

Accessory Dwelling Units (ADUs) are another housing tool that can help address housing affordability and supply while providing flexible living options. While ADUs are permitted in all residential zoning

districts, navigating the development process can be challenging—particularly for those that have never undertaken a construction project before.

Properties subject to the Historic Preservation Overlay requirements face additional complexities, as ADUs must comply with historic design standards. Adding pre-approved ADU designs tailored to meet historic overlay requirements to the city's library of pre-approved plans could help simplify and streamline the approval process.

CASE STUDY - VERMONT HOMES FOR ALL

Vermont faces similar affordability challenges to the Avenues, driven by regulatory standards that produce large single-family homes and large-scale multi-family buildings. Vermonters looking for in-between housing options, like a duplex or four-plex, cooperative, senior housing or townhomes have very limited options.

The Homes for All initiative empowers small-scale developers with the knowledge to build missing middle homes (MMHs). This effort targets the development of context-sensitive MMHs on underutilized land, especially in town centers and established neighborhoods with existing infrastructure and proximity to jobs, services, and transit. Part of this toolkit is the creation of a Middle Homes Design Guide. This design guide features five MMH typologies, each with optional variations, with designs rooted in Vermont's pre-1945 development pattern that were common before local zoning regulations began to separate different building types.

A similar approach could be taken for the Avenues. Developing a set of pre-approved design typologies that reflect Avenues housing forms and historic development patterns could enable qualifying projects in the local historic district to move through a more predictable and accelerated review process.

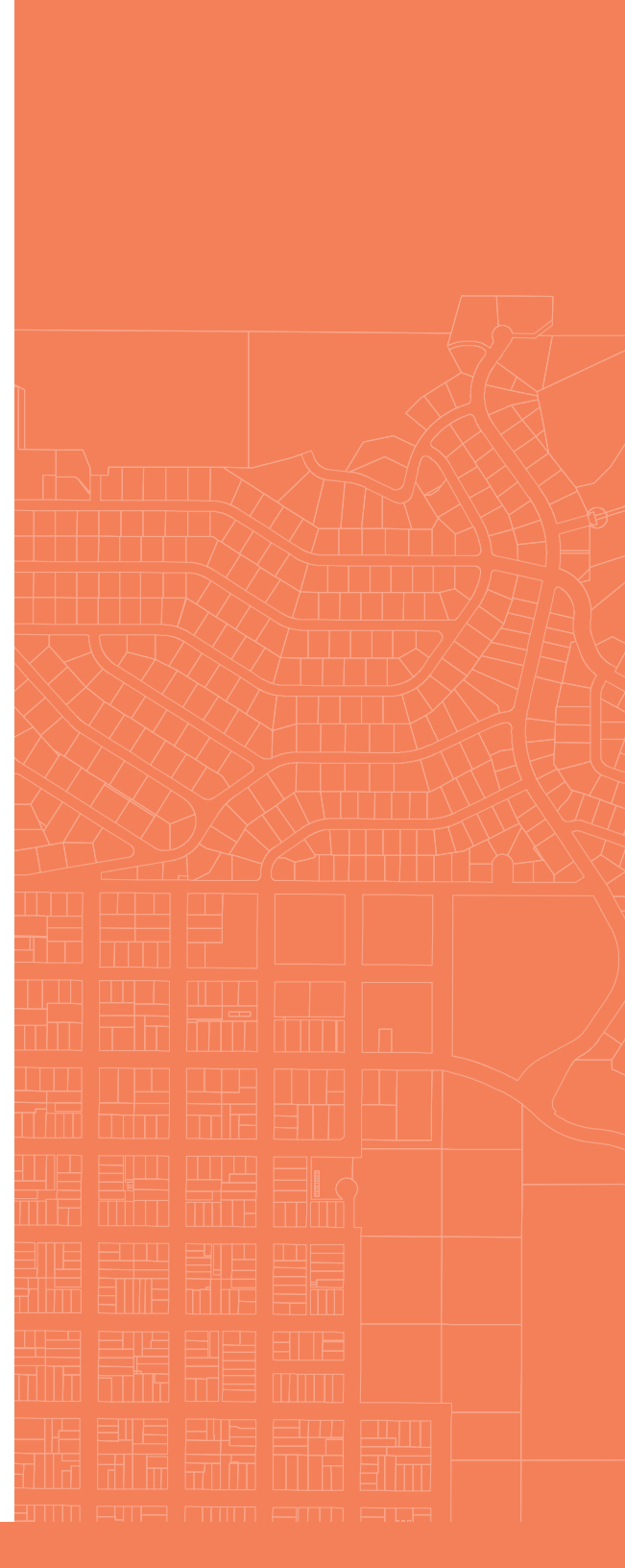
POLICIES

1. *Support policies and action items found in Thriving in Place and Housing SLC.*
2. *Prioritize preservation and maintenance of the existing housing stock as the foundation of the community's affordable housing supply.*

INITIATIVES

1. *Align land use designations with existing conditions to reduce the number of properties that are nonconforming.*
2. *Support grant and low interest loan programs for property maintenance and life and safety improvements.*
3. *Provide education and outreach materials to increase awareness of existing housing programs, such as the city's NOAH program.*
4. *Seek partnerships to support the training of tenants, property owners, and property managers on tenants' rights.*
5. *Develop easy to use guides and other educational materials to encourage adaptive reuse and use of the Building Preservation Incentives in the zoning code.*
6. *Develop small lot housing regulations to enable development on more properties.*
7. *Increase housing options by changing zoning to allow a broader range of housing types in more areas.*
8. *Add designs that are compatible with the historic preservation overlay to the library of pre-approved ADU plans.*
9. *Partner with educational institutions or private entities to create a pattern book of home designs that qualify for streamlined new construction review in the historic preservation overlay.*

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04

TRANSPORTATION & MOBILITY

GUIDING PRINCIPLE

A safe, accessible, and reliable transportation network that expands choices and strengthens connections within the community and to the rest of the city.

2040 TARGETS

1. Increase the number of households within ¼ mile of a transit stop.
2. Increase bus ridership.
3. Increase the number of households within ¼ mile of Salt Lake City's Frequent Transit Network (FTN).
4. Decrease number of pedestrian, bicycle, and auto accidents.

The Avenues' transportation network is shaped by its narrow streets and steep terrain. While these features contribute to the neighborhood's charm and historic character, they also create challenges for mobility, safety, and access.

Avenues residents want streets that are safe and accessible for all users: people walking and biking, those using transit, and people who choose to drive. The following strategies focus on improving safety, expanding mobility options, and strengthening connections within the Avenues and to the rest of the city.

SAFETY

Street safety is one of the biggest concerns identified through community engagement. Speeding—especially along L Street and 11th Avenue—and inconsistent traffic control at intersections were among the most frequently raised issues. Some intersections are four-way stops while others are two-way, creating no clear pattern. This combined with narrow streets that have limited visibility due to on-street parking can increase the risk of crashes.

To help improve street safety in the community, the plan supports traffic-calming measures, establishing a consistent approach to traffic control at intersections, and incorporating design elements that increase visibility for all users. Enhanced crossings and signals at priority locations,

particularly on South Temple, as it's one of the main access points to and from the neighborhood, would strengthen connections between the Avenues and the citywide pedestrian and bicycle network. Establishing safe routes to schools encourages more children to walk or bike to school.

PUBLIC TRANSPORTATION

Improving public transportation in the Avenues is a key priority. Most households are within ¼ mile of a bus stop. However, access is more limited in the Upper Avenues, Arlington Hills, and Federal Heights.

For people to choose transit over driving, routes need to reach the destinations they rely on and run frequently enough to be practical. There are two high-frequency bus routes in the Avenues and a third that operates adjacent to the neighborhood for two blocks on State Street.

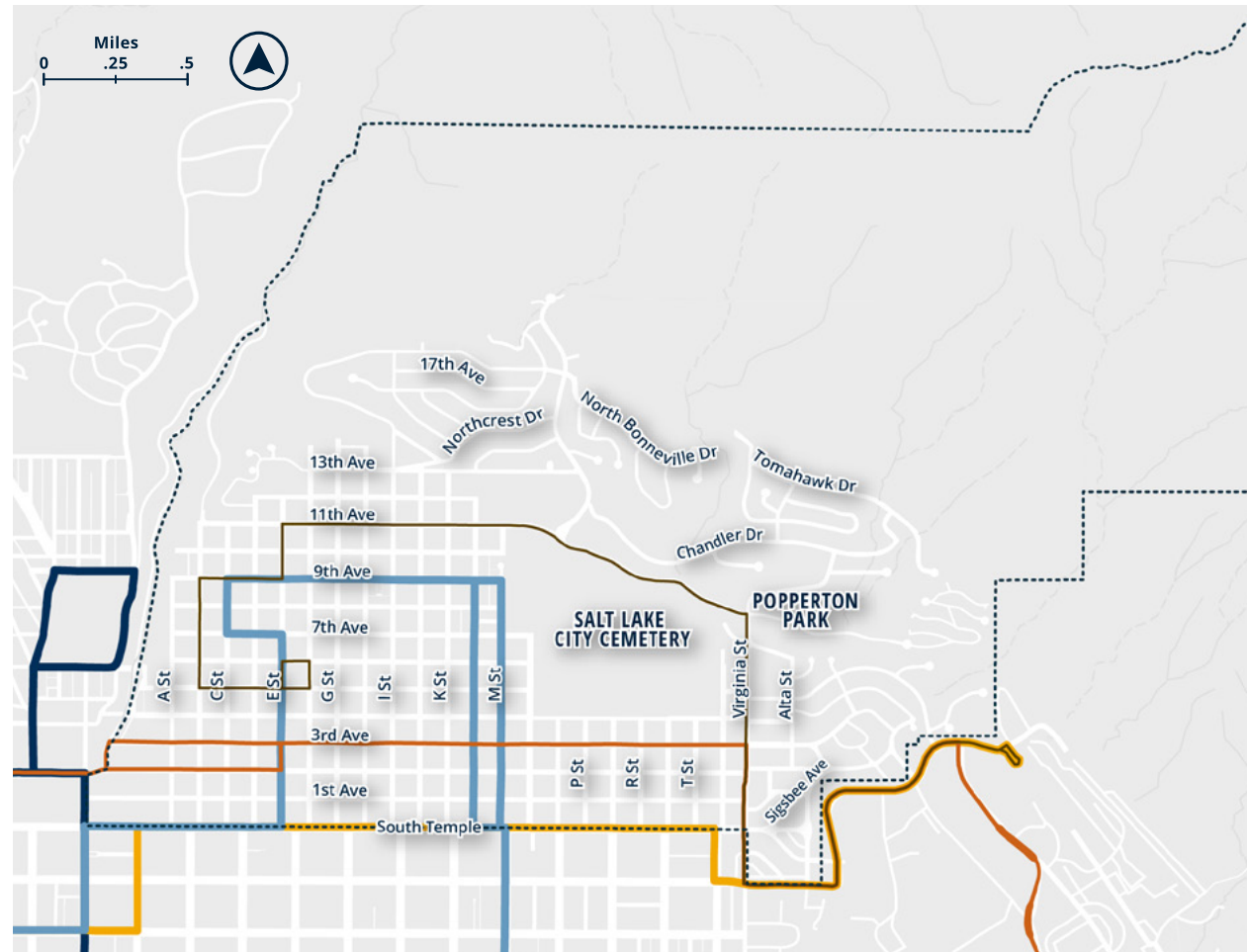
One of the highest-demand destinations is the University of Utah, but the only high-frequency connection runs along South Temple, placing it within close proximity to only a small portion of households. Two additional routes from the Lower Avenues connect to the University, but they only run every 60 minutes, which is generally not reliable enough for commuting. Providing a higher frequency of service throughout the neighborhood to connect more households to high demand destinations is important for improving public transit in the community.

COMMUNITY PROGRAMS

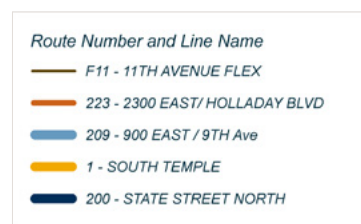
Community programs also play an important role in promoting walkability and street safety. Initiatives such as the Walking School Bus encourages residents, particularly children, to walk as part of their daily routine. This program helps instill healthy habits, build community connections, and reduce traffic congestion near schools during pick-up and drop-off times. Combined with physical improvements, community programs help ensure that walkability remains a valued quality of the Avenues community.

Establishing a Play Streets program is another strategy to improve safety by making streets less attractive as high-speed shortcuts. Play streets can also help build a culture of traffic safety by creating safe, car-free spaces that demonstrate streets are shared public spaces for everyone.

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Map of Bus Routes (2026)



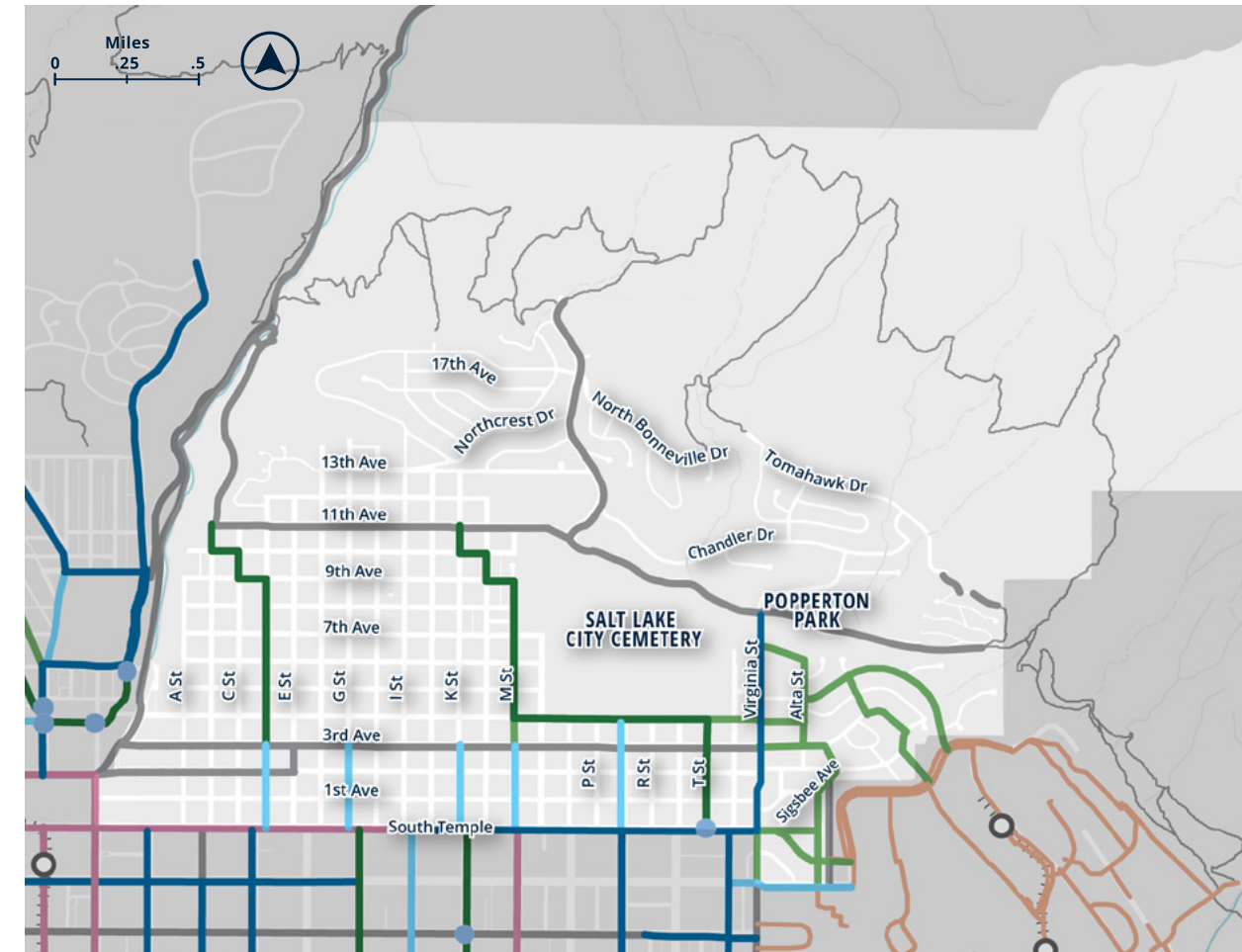
Above 9th Avenue, the only available service is a flex bus. Flex routes follow a set schedule and path but allow riders to request deviations up to three-quarters of a mile. This smaller bus operates between LDS Hospital and the University Hospital.

Flex bus stops are spaced farther apart than regular fixed-route stops, which often requires riders to walk longer distances or transfer to reach final destinations. Expanding these types of service options could improve access for areas that are currently underserved, especially in the northern portions of the neighborhood.

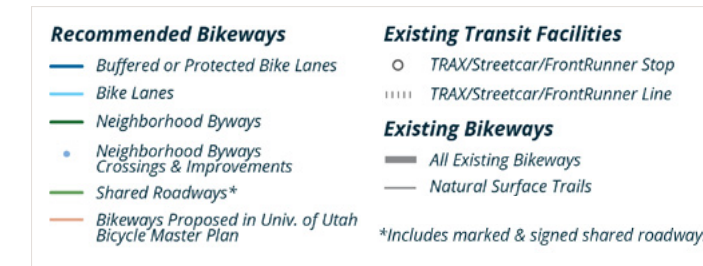
Because the nearest TRAX stations are outside the plan area, only about 14% of households are within a ½-mile walk of a station. As a result, TRAX is not an option for most areas of the Avenues. Focusing on a reliable and frequent bus network is therefore the most impactful strategy for improving transit access.

COMPLETE STREETS

In addition to improving transit, strengthening the walking and biking network is essential to providing safe, convenient options for local and short-distance trips. This plan focuses on Avenues-specific opportunities to build a network of people-friendly streets that makes active transportation a practical choice for everyday trips. Neighborhood byways are multi-modal transportation corridors on streets with low traffic volumes and speeds designed for bicyclists and pedestrians of all ages and



Bicycling Network Existing Conditions and Vision through 2035 Pedestrian and Bicycle Master Plan



abilities. Neighborhood byways crisscross the city, link to key destinations including neighborhood retail areas and corridors, parks, schools, and transit stations. This plan supports proposed neighborhood byways on Virginia Street; D, M, Q, and T Streets, and 4th Avenue as recommended in the Salt Lake City Pedestrian and Bicycle Master Plan.

PEDESTRIAN & BICYCLE NETWORK

Most trips begin and end with walking even when a car, bicycle, bus, or train is involved. The Avenues generally has a very complete sidewalk network, with few places where sidewalks are not available, particularly in the Upper Avenues and along 11th Avenue. Filling these gaps during redevelopment, street reconstruction or infrastructure improvements would help improve the safety and comfort of the pedestrian network in the community. In the interim, painted pedestrian lanes and other temporary improvements could help accommodate safer pedestrian travel.

Continuing to maintain existing sidewalks to remove trip hazards and other barriers to pedestrians and people with disabilities is also essential.

Pedestrian comfort can also be improved by adding amenities, such as benches, shade trees, lighting, and other features that make walking easier on longer or steeper routes. Enhancing these elements supports walkability for people of all ages and abilities

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People who bicycle vary in comfort level and abilities. This plan supports streets that are designed to comfortably accommodate different types of riders. Improving and expanding bicycle infrastructure, including standard bicycle lanes and shared lane markings, and low-stress bikeways, such as neighborhood byways and multi-use paths, will help cycling appeal to more users.

MOBILITY AMENITIES AND PARKING

Improving transit, walking, and bicycling infrastructure can help reduce dependency on cars and ease parking demand. Providing amenities such as secure bike parking and designated scooter parking zones supports these alternatives. Currently, there are not any GREENbike stations in the community. Adding GREENbike stations, especially those that include e-bikes to combat steep terrain, can help close first and last mile gaps.

Narrow streets and high demand for street parking impact the Avenues street system, and in some cases, contribute to visibility and safety issues at intersections. Incorporating parking strategies intended to improve safety and alleviate parking pressure can help address these issues.

Strategies include zoning modifications to allow flexibility for off-site and shared parking arrangements, and allowing developments to exceed maximum parking requirements when additional spaces are dedicated to public or neighborhood use. Studying and implementing no parking zones near intersections could also help improve visibility.

POLICIES

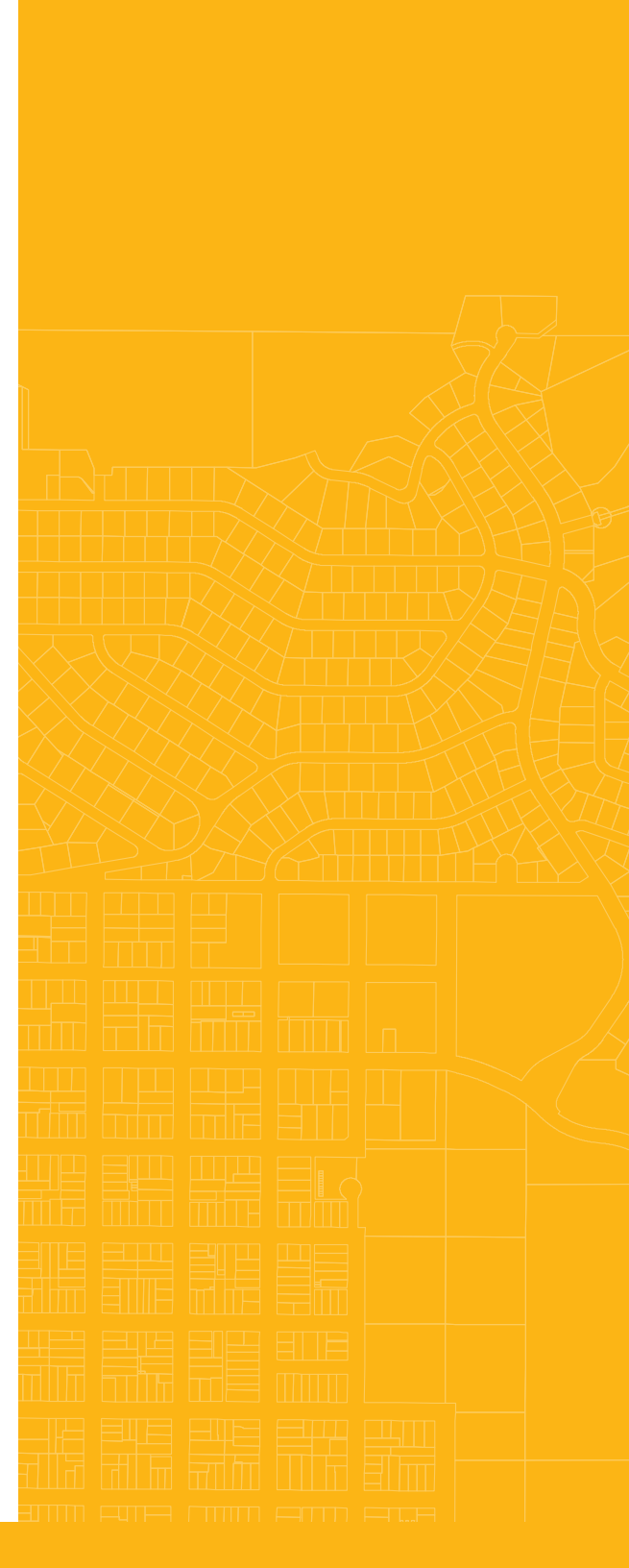
1. *Support implementation of Connect SLC, the Citywide Transportation Plan.*
2. *Support recommendations for expanding the bicycle and pedestrian network as identified in the Pedestrian and Bicycle Master Plan.*
3. *Support goals of the Complete Streets Ordinance.*

INITIATIVES

1. *Support zoning changes in areas where density and mixed use would support increased transit demand.*
2. *Support modifications to road design that improve the safety of all users and reduces cut through traffic.*
3. *Improve connections between existing bike lanes and the neighborhood byways identified in the Pedestrian and Bicycle Master Plan.*
4. *Implement traffic-calming measures supported by the Livable Streets Program.*
5. *Evaluate and improve traffic control at intersections.*
6. *Establish a play streets program to reduce cut through traffic.*
7. *Work with UTA to restore higher-frequency service and extend service hours to better connect the Avenues to high-demand destinations such as the University of Utah.*
8. *Support expansion of flexible bus service options in underserved areas.*
9. *Support transportation priorities along South Temple through enhanced road crossings and signals to improve access to and from the Avenues for bicycles and pedestrians.*
10. *Support installation of sidewalks on streets without them and continued sidewalk maintenance.*
11. *Support Safe Routes to School planning and implementation to reduce vehicle trips and improve safety for children.*
12. *Encourage micromobility options such as identifying appropriate locations for designated scooter parking and secure bicycle parking.*

13. *Modify zoning regulations to allow more flexibility for off-site and shared parking arrangements.*
14. *Identify suitable locations for new GREENbike stations, including opportunities for e-bike integration, and support their installation.*
15. *Identify places for street furniture installation near bus stops and along heavily used walking routes.*

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05

AIR QUALITY

GUIDING PRINCIPLE

Air that is healthy and clean.

2040 TARGETS

1. *Contribute to the reduction of citywide emissions and consumption of energy.*
2. *Decrease number of daily vehicle trips.*
3. *Increase tree canopy coverage.*

The Avenues can play an important role in supporting citywide air quality goals by reducing emissions, increasing energy efficiency, protecting and enhancing the urban forest, and reinforcing patterns of living that contribute to cleaner air.

TRANSPORTATION OPTIONS

Transportation remains one of the largest contributors to air pollution. While parts of the Avenues benefit from walkable streets and proximity to downtown, steep slopes, disconnected pedestrian routes, and limited transit coverage in some areas contribute to reliance on vehicles for daily trips. Improving walking, biking, and transit options—as outlined in the Transportation section—can help reduce vehicle miles traveled and provide viable alternatives to driving.

Subsidized or reduced-fare transit programs can further support this shift by lowering the cost of public transportation and making sustainable options more accessible. Encouraging these alternatives not only reduces emissions, but also supports neighborhood safety, public health, and equity.

URBAN FOREST

Trees play an important role in improving air quality, and the urban forest in the Avenues is a defining neighborhood asset. The community already has the highest tree canopy coverage compared to other communities in the city, but there are gaps, such as on 11th Avenue, and in areas where aging trees will eventually need replacement.

The City maintains a database of vacant planting areas for street trees. Expanding this database to include information such as park strip dimensions and the soil volumes needed to support tree growth would improve overall understanding of available planting

spaces and help coordinate infrastructure projects with urban forestry priorities. Integrating tree planning into capital projects and right-of-way improvements can help preserve existing trees, protect planting conditions, and sustain the long-term health of the neighborhood's urban forest.

Prioritizing tree maintenance, expanding canopy where feasible, and finding creative ways to support tree planting on both public and private property can further strengthen the health and longevity of the urban forest and its benefits over time.

WHAT IS A TREE CANOPY?

A tree canopy is the collective covering or “roof” created by tree branches. Street trees and trees on private property are included when measuring the tree canopy.

ENERGY EFFICIENCY

Energy use in buildings is another key factor influencing emissions. Most of the building stock in the Avenues is older; improving energy efficiency through appropriate measures such as insulation upgrades, storm windows, and modern high-efficiency mechanical systems can reduce energy consumption while maintaining historic integrity.

Education, technical assistance, financial incentives like historic tax credits, targeted zoning adjustments—such as allowing reduced setbacks for modern, high-efficiency HVAC systems that are often quieter—can help encourage these improvements.

BUILDING PRESERVATION AND ADAPTIVE REUSE

Preserving and reusing buildings is another air quality strategy. Demolition and new construction generate significant emissions, while maintaining existing structures helps avoid these impacts and reduces material waste.

The Building Preservation Incentives provide zoning flexibility, such as modifications to dimensional standards or use allowances, which support continued investment in existing buildings and help make preservation a more feasible alternative to demolition.

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INITIATIVES

- 1** Reduce zoning barriers to installing solar panels and energy efficient mechanical systems.
- 2** Expand City tree data to include information about the conditions of vacant planting locations such as park strip dimensions and soil volumes needed to support tree growth.
- 3** Explore partnerships focused on incentive-based solutions for new tree establishments on both public and private property.
- 4** Encourage alternate modes of transportation and support improvements and expansions to transit, bicycle, and pedestrian infrastructure to reduce car dependency and vehicle miles traveled.
- 5** Educate on best practices for making historic buildings more energy efficient.
- 6** Promote use of historic tax credits for updating mechanical systems to be more energy efficient.
- 7** Support the Building Preservation Incentives through educational materials and outreach.
- 8** Promote programs that lower the cost of public transportation through increased education and outreach.



06

NATURAL ENVIRONMENT

GUIDING PRINCIPLE

Manage the natural environment to protect ecological health while supporting responsible access and long-term stewardship.

2040 TARGETS

1. *Adopt the Natural Open Space zoning district for properties within the Foothills Natural Area.*
2. *Increase the number of maintained miles of existing trails in the Foothills Natural Area trail network.*

The Avenues is uniquely positioned at the base of the foothills and adjacent to City Creek Canyon, providing exceptional opportunities to experience the natural environment. This proximity is a community asset that attracts visitors from across the city and region for outdoor recreation.

As use of these areas continues to grow, thoughtful management and maintenance will help ensure these areas remain sustainable and accessible.

MANAGEMENT AND PROTECTION

Approximately 2,800 acres of the Foothills Natural Area fall within the Avenues Community Plan boundaries. These lands are owned by multiple entities, including Salt Lake City Public Utilities, the U.S. Forest Service, the University of Utah, the State of Utah, and private landowners with trail easements. Coordinated management among these partners is essential to protect natural resources and ensure consistent strategies across landscape boundaries.

The Foothills Natural Area is not a uniform landscape. Terrain, ecology, land use, and social context vary across the area, requiring a focused, specialized planning approach. To address these differences, the foothills are organized into seven Foothills Open Space areas, each reflecting

unique landscape characteristics. Two of these areas, East City Creek & Upper Avenues and Perry's Hollow, Twin Peaks & Dry Creek, are within the community plan area. Developing specific comprehensive management plans for each area will support a sustainable trail network in the community.

These plans should address ecology, trail alignments, restoration, cultural resources, closure of unsustainable trails, wayfinding, amenities, and maintenance. Coordinated planning and management will help ensure the foothills continue to function as a resilient ecological system while supporting recreation and public access.

Land use zoning is another important tool for managing and regulating development of natural lands. Some natural lands are currently unzoned, while others may warrant more restrictive designations. Evaluating and applying appropriate zoning can help protect these sensitive lands. The effectiveness of land use zoning can benefit from other complementary tools, such as land acquisition, conservation easements, and formal designation of lands, such as critical habitats for preservation.

EDUCATION AND STEWARDSHIP

Education and stewardship programs are essential for protecting the foothills while maintaining safe, accessible trails. As visitation continues to increase, helping users understand how their actions affect the natural environment can reduce resource damage and support long-term sustainability.

Educational efforts should emphasize responsible trail use, including staying on designated trails, respecting wildlife habitat, and observing seasonal or restoration-related closures. Clear trailhead signage, wayfinding, and public outreach can reinforce these messages and help reduce the creation of informal or "social" trails that contribute to erosion and habitat disturbance.

Community stewardship programs can further strengthen the connection between the community and the foothills. Volunteer initiatives, stewardship days, and partnerships with local organizations can support trail maintenance, invasive species removal, and habitat restoration. Restoration efforts are particularly important in areas where informal trails, erosion, or vegetation loss have degraded natural resources. Coordinated restoration projects can stabilize soils, reestablish native vegetation, and close unsustainable trail alignments while maintaining a functional and enjoyable trail system.

Expanding Park Ranger presence and enforcement also plays an important role in protecting natural resources, supporting visitor education, and preventing damage to sensitive landscapes.

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WILDLAND URBAN INTERFACE

The Wildland Urban Interface (WUI) is an area where neighborhoods, homes, or buildings are near or adjacent to undeveloped wildland. In the Avenues, these areas are generally located in the Upper Avenues and Arlington Hills along the base of the foothills.

WUI codes are intended to reduce wildfire risk, protect lives and property, and support emergency response. These regulations establish additional fire-safety requirements for properties near natural areas, including standards for building and roofing materials, landscaping, and required space between buildings and wildland. Only properties shown on the City's WUI map are subject to WUI regulations.

Fire prevention education is an important strategy for reducing wildfire risk, particularly in vulnerable WUI areas. Targeted programs can help translate awareness into action by promoting fire-safe practices, discouraging high-risk behaviors, and preparing the community to respond safely during wildfire events, including evacuation.

Several wildland fire evacuation zones have been established for the east side of Salt Lake City, including areas within the Avenues. Promoting awareness of the names of evacuation zones within the community can help ensure faster and more coordinated response during a wildfire emergency.

POLICIES

1. *Support implementation of the Salt Lake City Foothills Trail System Plan and recommendations outlined in the Foothills Trails System Evaluation and Recommendations.*
2. *Support the goals, policies and actions outlined in Reimagine Nature.*

INITIATIVES

1. *Develop specific management plans for East City Creek & Upper Avenues and Perry's Hollow, Twin Peaks and Dry Creek and support implementation of recommendations in the plans.*
2. *Identify and direct funding for city acquisition of sensitive lands and infrastructure investment.*
3. *Identify properties in the Foothills Natural Area where a Natural Open Space zoning district should be applied.*
4. *Expand Salt Lake City Public Lands Park Ranger program to enforce protective ordinances, educate park users, and safeguard public land assets from damage and abuse.*

5. *Identify critical habitats and habitat study areas and formally designate them for preservation.*

6. *Modify the Natural Open Space zoning district to ensure allowed uses are appropriate for natural lands and the provisions adequately address protection of these areas and designate properties within the Foothills Natural Area with this zoning district.*

7. *Modify zoning ordinance sign regulations to enable creation of a more responsive sign system as recommended in the Salt Lake City Parks, Open Space and Trail Signage Guidelines.*

8. *Increase education and community-based stewardship of natural lands.*

9. *Support fire safety education and encourage community members in WUI areas to get a free wildfire property assessment from Salt Lake City Fire Department.*

10. *Promote awareness of the names of fire evacuation zones within the community in the event evacuation is necessary during a wildland fire.*



07

PARKS & RECREATION

GUIDING PRINCIPLE

Strengthen connections and access between parks, trails, and open space while enhancing these shared resources.

2040 TARGETS

1. Increase the number of miles of new trails in the Foothills Natural Area trail network.
2. Increase connections and ease of access between parks, open space, and trails.

The Avenues offers a diverse mix of public parks, trails, natural lands, and outdoor recreation opportunities that enhance the community's quality of life. Key amenities include Lindsey Gardens—home to Utah's first playground—and the expansive Salt Lake City Cemetery, the largest municipally-owned cemetery in the United States.

The Avenues foothills provide direct access to regional trail systems like the Bonneville Shoreline Trail and City Creek Canyon, offering opportunities to hike, bike, and enjoy the natural landscape immediately adjacent to the community.

Together, these parks, open spaces, and natural areas form an interconnected system that supports recreation, environmental stewardship, and neighborhood identity. This plan focuses on strengthening connections within this system, improving the usability of existing spaces, and protecting the natural resources that make the Avenues unique.

ACCESS AND CONNECTIONS

The existing parks, open space, and trails are well distributed throughout the plan area, with every household located within a 15-minute walk of a park or trail. While access is strong, opportunities remain to strengthen connections between these assets to create a more cohesive network of pedestrian routes, cycling corridors, and green spaces.

A central goal within Reimagine Nature, a plan for Salt Lake City's public lands, is to link the city's natural assets: greenway corridors, natural areas, mountains, and the Great Salt Lake. The Avenues will play an important role in achieving this goal, as it contains several key access points to the foothills trail system and proposed neighborhood byways that can connect people to the broader regional network.

This plan supports enhancing byways with trees, landscaping, and other green infrastructure, to create park-like corridors that function as both mobility routes and neighborhood open space. Additional public-realm improvements, such as filling lighting gaps, adding seating, and incorporating small amenities along key routes, can make streets more inviting and comfortable while supporting walking and cycling throughout the community and across the city.

Strengthening connections within the foothills trail system is also a priority. Trail alignments that link key destinations while providing varied trail experiences can help serve a wide range of users. Loop routes, scenic overlooks, and accessible trails can accommodate hikers, runners, cyclists, and families while distributing use across the network.

Proposed access improvements aim to further promote bicycling, walking, and transit connections to the foothills. These improvements include identifying locations for regional trailheads at lower elevations and integrating these trailheads with the city's urban trail network and UTA bus and TRAX routes. These strategies help to make the foothills more accessible while reducing reliance on vehicles.

This plan also supports both increased access to and protection of the Foothills Natural Area. New trails should be carefully planned to connect more pedestrians, hikers and cyclists while helping to protect undisturbed wildlife habitat by directing visitors to concentrated areas.

The plan also supports strategic improvements to trailhead and access infrastructure. In many cases, these efforts focus on directing regional trailhead traffic to locations outside of residential streets in order to reduce neighborhood impacts while still accommodating regional visitors. Improvements to designated trailheads can help relieve parking pressure at smaller neighborhood access points.

While not traditionally considered a park, the Salt Lake Cemetery serves as an open space where people come to walk, run, stargaze, and observe wildlife. Future goals for the cemetery envision a multi-use facility that balances its role as an active burial ground with increased public access for recreation, education, and nature appreciation. Strengthening connections within and to the cemetery will help improve the cemetery's usability as an open space resource.

Strategies for improving connections within the cemetery focus on facilitating linear recreation by enhancing pedestrian and bicycle access. Key elements to realize this vision include creating an east-west pedestrian corridor, establishing active transportation routes throughout the cemetery, and creating additional pedestrian access points from the surrounding neighborhood.

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MARK SMITH MEMORIAL CEMETERY ARBORETUM

An arboretum is a collection of woody plants, primarily trees, grown and maintained for educational, scientific, and ornamental purposes.

The Salt Lake City Cemetery's tree collection is officially accredited as an arboretum, reflecting the city's commitment to preserving and enhancing its urban forest while supporting the site's role as both an active cemetery and a public open space.

The arboretum is named in memory of the cemetery's 31st and longest-serving sexton and tree champion, Mark E. Smith. It is intended to be enjoyed by all visitors and highlights the natural, cultural, and recreational resources that Salt Lake City has to offer—especially its trees.

ENHANCING EXISTING PARKS

Because all properties in the Avenues already have walkable access to a park or trail, the plan focuses on enhancements to improve usability and comfort of community parks.

Incremental improvements to existing infrastructure such as adding community gardens, small plazas, and flexible gathering spaces for community classes and other programmed events can encourage greater use within underused portions of parks and public spaces. Other amenities that provide comfort and convenience like benches, shaded areas, drinking fountains, and restrooms, make parks more inviting for all users, including seniors and families. In some locations, limited small-scale amenities such as coffee carts and snack stands help support neighborhood interaction and activity and encourage people to stay for longer periods of time. This plan supports zoning updates to allow these types of uses in appropriate parks and public spaces.

Interpretive opportunities could further diversify the use of open spaces as cultural and educational landscapes. Examples include interpretive signage, walking tours, and exhibits and events that highlight history and cultural significance.

COMMUNITY STEWARDSHIP

Community stewardship programs play a critical role in transforming parks and open spaces into active, well-loved community hubs. Initiatives such as adopt-a-park or adopt-a-trail programs, "Friends of" groups, and volunteer stewardship events foster a sense of ownership among community members while strengthening partnerships between the community and City departments. These efforts contribute to improved maintenance, increased safety, and more frequent and diverse programming within parks and public spaces.

Stewardship activities, including volunteer work days, tree planting, park cleanups, and habitat restoration, serve as both maintenance strategies and community-building events. These hands-on efforts function as a form of programming by creating opportunities for education, social connection, and environmental awareness. Community-led stewardship also supports more localized and responsive programming, as residents are often best positioned to identify neighborhood needs and organize activities such as community gardening, cultural events, fitness classes, and nature-based education.

Expanding stewardship and volunteer programs can also increase the City's capacity to deliver high-quality parks and recreation experiences. By supporting routine maintenance and activation through community partnerships, City staff can focus resources on specialized improvements

and larger-scale programming. This plan supports the continued development and expansion of stewardship models that empower community members, encourage volunteerism, and enhance the long-term sustainability of the Avenues' parks and open space network.

SUSTAINABLE LANDSCAPING

Reimagine Nature includes goals to position Salt Lake City as a leader in environmental stewardship by adopting sustainable operations practices, conserving water resources, and improving ecosystem health. Within the Avenues, these goals can be supported through transitioning existing parks and open spaces to more resilient landscaping practices. Strategies include incorporating native and drought-tolerant plant species, improving irrigation efficiency, and designing landscapes that require less water and maintenance while supporting biodiversity.

Implementing a tree succession plan that diversifies the age distribution of trees in parks and open spaces is also important. By planting replacement trees before older trees decline, the city can reduce canopy loss and maintain the many benefits trees provide, including shade, cooling, air-quality improvement, and wildlife habitat.

POLICIES

1. Support the goals, policies and actions outlined in *Reimagine Nature*.
2. Implement recommendations in the *SLC Cemetery Plan* to support use of the cemetery as a multi-functional recreation asset.

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INITIATIVES

- 1** Strengthen park and trail connectivity by supporting the development of urban trails, linear recreation corridors, and neighborhood byways that link parks, open spaces, and the citywide trail system.
- 2** Expand and diversify trail experiences by developing a mix of shared-use, directional, and use-specific trails that serve hikers, cyclists, and users of varying skill levels.
- 3** Improve navigation and access through cohesive wayfinding systems for parks, trails, and key connections.
- 4** Pursue partnerships that provide shuttle service from specific meeting areas to trailheads to reduce traffic impacts on surrounding neighborhoods.
- 5** Provide flexible small-scale pop-up park amenities such as picnic tables, lounging chairs, games, equipment and other additions that respond to community open space needs.
- 6** Identify underutilized areas within parks for programming and develop a coordinated park programming strategy that includes community-led events, cultural programming, and recreational activities across parks and open spaces.
- 7** Update zoning regulations to allow for small commercial amenities in appropriate parks and public spaces.
- 8** Upgrade aged park amenities to improve comfort and accessibility and support users of all ages and abilities.
- 9** Enhance the City Cemetery as a multi-functional open space by investing in infrastructure and improvements that support recreation, education, and cultural use.
- 10** Improve park safety through lighting and design elements.
- 11** Expand and formalize community stewardship programs, including donations, sponsorships, and adoption initiatives (e.g., Adopt-a-Park, Adopt-a-Trail, or Adopt the Outdoors), as well as memorial asset programs (trees, benches, etc.) and “Friends of” groups, to support public lands investment, ongoing maintenance, and community-led programming.
- 12** Advance sustainable landscape practices by increasing water efficiency, incorporating adaptive plantings, and enhancing biodiversity across parks and open spaces.
- 13** Implement a park-specific tree succession and canopy management strategy to sustain and expand tree cover, prioritize long-term ecosystem health, and ensure continuous shade, habitat, and resilience within park landscapes.



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08

BEAUTIFUL CITY

GUIDING PRINCIPLE

Celebrate the natural and historic beauty of the community.

2040 TARGETS

1. Reinforce and preserve community character and a strong sense of place.

The Avenues neighborhood is shaped by its foothills setting, historic built environment, and the strong relationship between buildings, streets, and landscaping. City Beautiful principles in the Avenues focus on reinforcing these qualities through thoughtful streetscape design, preservation of historic features, and placemaking efforts that highlight destinations, views, and neighborhood gateways.

Together these strategies aim to elevate the daily experience of those who live, work, and visit while maintaining the beauty of the area that is known beyond its boundaries.

STREETSCAPE

The streetscape is one of the most visible expressions of neighborhood character in the Avenues. Small blocks and narrow streets lined with mature trees, the consistent placement of buildings relative to the public right-of-way, and distinctive architectural details create a cohesive and human-scaled environment. These features reinforce walkability, strengthen neighborhood identity, and contribute to a strong sense of place.

Uniform building setbacks along the street, spacing between structures, and complementary building proportions create visual continuity along blocks. Architectural elements such as porches, windows, and decorative details strengthen the relationship between homes and the street and contribute to an active, pedestrian-oriented environment. Preserving these defining features along the public streetscape, while allowing flexibility for additions or new construction in less visible areas of properties, advances both preservation objectives and housing needs.

Any new buildings developed along the block face should align with the prevailing development pattern by maintaining a similar setback from the sidewalk and comparable spacing between structures, helping sustain visual continuity along the streetscape.

Historic commercial buildings are often built at or near the sidewalk edge reflecting a different setback pattern than residential buildings which have more of a setback. New construction or additions with a commercial component should respect that established pattern, maintaining a consistent building edge along the sidewalk to preserve the pedestrian-oriented and active character.

Street trees are a defining feature of the Avenues streetscape and play an essential role in neighborhood character, shade, and environmental health. Continuing to promote the City's free park strip tree planting program, particularly by increasing



awareness among property owners with vacant planting locations in adjacent park strips, is one way community members can help sustain the neighborhood's urban forest.

Community education and stewardship programs can further strengthen urban forest management. Training and volunteer initiatives that engage community members as neighborhood tree stewards can assist with basic care, provide guidance to neighbors, and help City staff monitor tree health and maintenance needs.

As trees approach the end of their life cycle, forward-looking planning is necessary to sustain the long-term continuity of the

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canopy. A coordinated strategy should guide the gradual replacement of aging trees, expand species diversity, and balance age distribution within the communities' urban forest to reduce vulnerability to pests, disease, and climate change.

HISTORIC FEATURES IN PUBLIC SPACES

Public spaces throughout the Avenues contain historic features that provide visible connections to the past. Features such as remnants of sandstone sidewalks, curbing, and paving blocks; carriage steps and hitching posts; metal lattice-work posts that originally accommodated electric streetcars and have been repurposed for modern streetlamps; cobblestone walls; historic markers such as those located in Lindsay Gardens; and older scenic pedestrian connectors—such as the 4th Avenue stairway linking 4th Avenue to Canyon Road—reflect the neighborhood's historic development and help tell the story of how the area has evolved over time.

Creating an inventory and documenting these resources is an important step toward long-term preservation. A clear understanding of where these elements exist allows the City and community to prioritize maintenance, guide infrastructure improvements, and ensure that upgrades respect and retain historic materials whenever possible. Education and outreach efforts can help build awareness of these historic features and encourage long-term stewardship.

HITCHING POSTS AND CARRIAGE STEPS

Hitching posts and carriage steps are 19th century, pre-automobile street side fixtures associated with horse drawn transportation. A hitching post is a vertical post used to tie and secure horses. A carriage step is a block of stone or concrete placed near the edge of the street, usually aligned with a home's front doorway, that served as a stepping stone to help passengers climb in and out of carriages.



PLACEMAKING

Placemaking efforts focus on strengthening neighborhood identity while improving visibility, access, and usability of public spaces. Identifying primary entry points to establish neighborhood gateways that incorporate visual markers such as signage and art installations can reinforce a clear sense of arrival into the community.

Wayfinding and other cohesive design features can help guide people to scenic viewpoints, pedestrian connections, parks, trails, and other destinations within the neighborhood.

The addition of lighting, benches, shade awnings, water fountains, and other pedestrian oriented amenities in key areas—such as along neighborhood byways, main bus routes, and public spaces—can create comfortable, welcoming, and visually cohesive public environments.

Small-scale community installations like Little Free Libraries, mini art galleries, or similar neighbor-initiated features can also contribute to neighborhood character and a strong sense of place.

These installations reflect the individual creativity and values of community members while activating sidewalks and encouraging spontaneous interaction between neighbors. Siting these features thoughtfully in park strips, front yards, and near gathering spaces can reinforce the pedestrian-oriented, human-scaled quality of the Avenues streetscape.

STREET SIGNAGE

Programs that include unique street signs for local historic districts benefit both community members and visitors. These signs help create a strong sense of place, highlight cultural assets, and reinforce the identity of these important neighborhoods. Historic street signs also serve as clear visual markers of district boundaries while reminding property owners that they live in a designated historic district, encouraging pride and good stewardship of historic buildings.

POLICIES

1. *Preserve and enhance streetscape features that contribute to the historic and pedestrian-oriented character of the Avenues.*
2. *Support the strategic direction, goals, objectives, and actions in the Salt Lake City Urban Forest Action Plan.*
3. *Support the policies, standards, and implementation strategies in the Salt Lake City Street Lighting Plan.*

INITIATIVES

1. *Develop a streetscape tree succession and biodiversity strategy to preserve iconic tree lined streets, enhance visual continuity, and diversify species and age distribution across the public realm.*
2. *Continue supporting the City's park strip tree planting program and increase community awareness and education to engage the community in caring for street trees.*
3. *Inventory and document historic features in public spaces and create a plan to guide preservation, maintenance, and infrastructure improvements.*

4. *Support preservation education and stewardship programs related to historic features in public spaces.*

5. *Improve pedestrian comfort and safety in key areas—such as along neighborhood byways and main bus routes—with lighting, seating, shade, water fountains, and other pedestrian oriented amenities.*

6. *Create and implement a comprehensive wayfinding strategy that integrates cohesive signage and placemaking elements to clearly guide people to local destinations while fostering neighborhood recognition and a strong sense of identity.*

7. *Identify neighborhood gateways and opportunities for placemaking elements around gateways that reflect the Avenues' identity.*

09

PRESERVATION

GUIDING PRINCIPLE

Preserve the places and features that contribute to historic character and build pride and knowledge around the community's rich history.

2040 TARGETS

1. *Nominate the City Cemetery to the National Register of Historic Places.*
2. *Decrease enforcement cases related to work without a Certificate of Appropriateness (CoA).*

Historic preservation is fundamental to the identity of the Avenues. Community members consistently described the neighborhood's historic architecture and tree-lined streets as the defining qualities of the area.

The character and diversity of its buildings, the layout of its streets, and the historic development pattern are deeply intertwined with the community's sense of place. Preserving these qualities is essential to maintaining what residents value most about where they live.

Nearly half of all buildings in the Avenues were constructed before 1920, representing an era that shaped the City's early growth and architectural diversity. The Avenues Historic District is Salt Lake City's largest locally designated historic district, encompassing nearly 100 square blocks and containing more than 2,000 structures in styles ranging from Queen Anne to Prairie School.

This variety reflects more than sixty years of residential development and makes the neighborhood one of Utah's most significant areas for understanding residential development history.

HISTORIC PRESERVATION OVERLAY

Properties within a Local Historic District or individually designated as Landmark Sites are subject to the requirements of the Historic Preservation Overlay District. This zoning overlay provides protections through design review standards intended to ensure exterior changes respect historic architecture, and that new construction remains compatible in scale and character. These processes help maintain neighborhood stability and predictability while allowing for appropriate changes and sensitive growth.

While the historic preservation standards have been successful in maintaining the historic character of the Avenues, community members have expressed a desire for more clarity about how standards are applied. Moving forward, efforts to improve the preservation process should focus on monitoring the historic standards and guidelines and identifying ways they can be improved so they are clear and consistently applied. Continued education and outreach will be key to increasing understanding and trust in the preservation process. Efforts such as informational mailers, increased staff participation at community meetings and events, and highlighting successful preservation projects can increase public visibility of the positive outcomes of preservation.

PRESERVATION TOOLS

Zoning incentives are another way to encourage preservation of buildings by offering benefits, such as use incentives for adaptive reuse of certain types of buildings, zoning modifications, additional housing units, and streamlined processes for new development that preserves existing buildings. Increasing awareness of these tools and how they can be utilized can help retain older building stock that is part of the neighborhood fabric.

Building maintenance is also an important component of preservation and expanding access to resources—such as city-funded workshops that provide hands-on experience with window restoration, masonry repair, and general building care—will help property owners be good stewards of their historic properties. Many historic property owners in the Avenues are eligible for financial incentives to recover a portion of rehabilitation costs through State and Federal Historic Tax Credit programs. Increasing awareness of historic tax credit programs can also help property owners with maintenance and preservation expenses.

Preservation in the Avenues also includes celebrating the neighborhood's history. Interpretive signage, storytelling, public art, and community tours can bring the area's past to life and reinforce pride in its historic identity.

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Salt Lake City Cemetery

SALT LAKE CITY CEMETERY

The Salt Lake City Cemetery spans 120.9 acres of the plan area and is the largest municipal cemetery in the nation. With its first burial in 1848 and formal establishment in 1849, it serves as an expansive record of Utah history, beginning with the earliest pioneers. Pursuing National Register listing for the Cemetery would further recognize its historic significance and could open access to preservation resources and community stewardship opportunities.

The Cemetery faces significant challenges as it approaches full capacity with limited room for expansion and has continued maintenance and upkeep obligations.

This plan supports the goals and recommendations in the Salt Lake City Cemetery Master Plan, including preservation and management, enhanced public access as a multi-use facility, and long-term financial stability.

POLICIES

1. Maintain the historic integrity of locally designated properties by enforcing zoning regulations and historic design guidelines that pertain to local historic districts and landmark sites.
2. Consistently strive to ensure that new development is compatible with the existing architectural character and scale of surrounding properties.
3. Support implementation of the recommendations in the Salt Lake City Cemetery Master Plan.

GENERAL INITIATIVES

1. Increase public knowledge, appreciation, and involvement in historic preservation through educational programs, workshops, informational mailings, school curricula, and participation in community events.
2. Provide hands on preservation training opportunities for community members through City funded workshops such as historic window or masonry repair.
3. Highlight successful preservation projects through tours, case studies, and other outreach tools to demonstrate positive outcomes.
4. Incorporate story telling elements of community history through tours, interpretive signs, art, or other similar installations and activities.
5. Promote adaptive reuse and the retention of older building stock by increasing awareness of building preservation incentives and identifying properties that may benefit from their use.
6. Identify properties that are worthy of being individual historic landmarks but are not officially designated and help property owners add their property to the National Register and/or Local Register.

CEMETERY INITIATIVES

1. Conduct additional historic inventories and assessments that are needed for nomination to the National Register of Historic Places and to inform future management and maintenance.
2. Support development of a comprehensive Preservation Management Plan.
3. Identify opportunities and support strategies to address long term financial stability.
4. Make information about activities and resources more available to the public.
5. Explore opportunities for programmed events like birdwatching, stargazing, movies, themed tours, etc.
6. Create a comprehensive strategy to prioritize maintenance and repair of historic structures and elements as well as infrastructure including roads and maintenance facilities.
7. Increase opportunities for public use by making zoning updates that allow for more services and amenities.

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10

ARTS & CULTURE

GUIDING PRINCIPLE

A neighborhood culture supported by public art, community events, creative partnerships, and accessible opportunities to engage and participate in the arts.

2040 TARGETS

1. Increase the number of opportunities for the community to engage in neighborhood arts and cultural events.
2. Increase public art in the community.

The Avenues is home to a variety of community-driven arts and cultural activities that help define the neighborhood's identity and contribute to the broader cultural landscape of Salt Lake City.

Events such as the Avenues Street Fair, holiday concerts, and local gallery events create opportunities for community members to gather, celebrate creativity, and activate neighborhood streets and public spaces.

Community feedback during the planning process emphasized a strong interest in expanding public art throughout the neighborhood, along with continued support for local events and programs that celebrate the Avenues' creative community.

PUBLIC ART AND CITY PARTNERSHIPS

The Salt Lake City Arts Council supports public art through a variety of programs, including art integrated into city capital improvement projects, transit-based art, and arts-related grant programs. A percentage of eligible city project funds is allocated for commissioning artists to design, fabricate, and install artwork incorporated into new construction, public facilities, infrastructure, and other civic spaces.

These site-specific works often reflect the history, character, and identity of the surrounding neighborhood. Gateway features and wayfinding elements identified in the City Beautiful section of this plan may also provide opportunities to incorporate public art within the neighborhood.

The Arts Council also partners with the Utah Transit Authority (UTA) to install artwork at transit stations, including murals, sculptures, and interactive displays and on vehicles. Transit-art in the Avenues could incorporate historic elements that reflect earlier transit in the Avenues which included rides on mule-drawn cars, an electric rail system and trolley lines, reinforcing a strong sense of place.



Salt Lake City Public Art Collection – Bike Rack Murals Bonneville Boulevard Trailhead

In addition to city-supported projects, privately funded art can be installed within the community and maintained in partnership with the Arts Council, providing further opportunities for neighborhood beautification and placemaking. Ongoing care and maintenance of existing public art is also important to ensure these works continue to contribute positively to neighborhood spaces over time.

Funding plays an essential role in supporting the creative culture of the neighborhood. The Arts Council offers grant programs that support arts projects and community programming, including concerts, murals,

performances, festivals, and workshops. Programs like the Artist-in-the-Classroom Grant Program provide funding for elementary schools in the Salt Lake City School District to bring professional artists into classrooms during school hours. Expanding art workshops and cultural programming in neighborhood spaces, such as libraries and parks, can make art more accessible to community members. This plan supports the continuation of these programs while encouraging greater awareness of available funding and increased participation from neighborhood artists, organizations, and community groups.

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COMMUNITY-BASED ARTS AND CULTURAL ACTIVITIES

The Avenues is home to many artists and creatives. Small community-based initiatives can provide additional ways for people to engage with art. One example is the concept of “little art libraries” or “mini art galleries” which are small display boxes placed in parks, along the sidewalk in private yards, or near gathering spaces where anyone can display, take, or leave small-scale art for free. Similar to the model used by the Little Free Library, these installations foster neighborhood engagement through “take art, make art” concept, allowing community members to contribute small art pieces and discover the work of others.

The plan also supports efforts to cultivate community participation in arts and cultural activities by sustaining long-standing traditions such as the Avenues Street Fair and showcasing the diverse range of artistic talent in the neighborhood through events like Avenues Open Studios. There are also several art galleries in the community. Exploring opportunities for these galleries to host gallery strolls or other arts-related events could further encourage people to connect through art and support local talent.

INITIATIVES

- 1 *Continue support for the Avenues Street Fair and identify additional arts and cultural events throughout the year to strengthen community ties.*
- 2 *Continue supporting education and neighborhood appreciation through programs and partnerships that offer activities such as historic tours and public materials showcasing the Avenues.*
- 3 *Identify priority locations for public art and support partnerships with public and private partners to implement projects.*
- 4 *Explore opportunities to incorporate transit-art in the Avenues that include historic elements reflective of the community’s historic culture.*
- 5 *Identify opportunities to advance and showcase artistic works of the community, such as annual events like Avenues Open Studios, neighborhood mini art museums and exchanges, and gallery strolls.*
- 6 *Collaborate with artists or arts organizations to provide free art workshops that appeal to a variety of age groups in spaces such as public libraries and neighborhood parks.*
- 7 *Continue supporting city-funded arts grant programs and encourage community members and organizations to apply for available funding.*
- 8 *Support repair and maintenance of existing public works of art.*
- 9 *Provide technical assistance to community members, neighborhood groups, and organizations with applications for the Salt Lake City Capital Improvement Program (CIP) to fund public infrastructure projects that include an art component.*
- 10 *Update zoning regulations to allow setback encroachments for art on private property.*

AVENUES STREET FAIR

Held annually since the 1970s, the Avenues Street Fair celebrates the unique, eclectic and historic Avenues community—and art plays an important role in the event.

The Fair includes an annual t-shirt design contest, inviting local artists to submit original artwork reflecting the theme **“What the Avenues Means to Me”**. The winning design is featured on official merchandise for the event.

The Fair also features the People’s Art Gallery where artists of all ages living in the Avenues are invited to enter their artwork. The art is displayed throughout the day during the Fair, and attendees can for their favorite piece. The artwork with the most votes will receive the People’s Choice Award, and professional judges also award prizes in a variety of categories.

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EQUITY

GUIDING PRINCIPLE

Maintain a welcoming, inclusive, and connected community by improving walkable access to services for everyone.

2040 TARGETS

1. Increase the percentage of households within a 15-minute walk of services and amenities.
2. Increase the number of dwellings that are available to households at or below 80% AMI.

Equity is foundational to creating a city where people can thrive. Salt Lake City is committed to providing universal access and opportunity, valuing accessibility across all aspects of community life—from public amenities and events to housing, employment, education, recreation, and healthy food.

The Avenues is viewed as a desirable place to live, and community members generally report a high quality of life and relatively few equity challenges when compared to other communities in Salt Lake City. However, rising housing costs, limited amenities, and incomplete transportation networks pose challenges to equity and long-term livability.

Promoting equity in the Avenues means ensuring people of all ages, abilities, and income levels can continue to live in and enjoy the neighborhood.

ACCESS TO HOUSING

Housing affordability is a top concern for community members. Rising housing costs, and limited availability and options, make it difficult for new people to move into the neighborhood, and for existing residents to remain as their needs and lifestyles change. These conditions create strain on the community, and risk limiting the neighborhood's diversity. These

challenges can be addressed by supporting the policies and initiatives outlined in the Growth and Housing sections of this plan.

Citywide policies call for a mix of housing types and affordability levels in every community. The Avenues already provides a mix of housing types that can serve as a model for the rest of the city; however, zoning changes are necessary to support infill residential development and redevelopment of the LDS Hospital campus to help meet this citywide goal. These changes can help reduce pressure on the existing housing stock, expand housing options, and support long-term equity.

ACCESS TO AMENITIES

A walkability analysis shows that Avenues households are within walking distance of most amenities. The associated table, generated from Walkable SLC, provides a summary of amenity access in the Avenues compared to citywide access.

Households in the southwestern portion of the plan area have the highest level of access, largely due to proximity to downtown. The Lower Avenues, which are home to most of the neighborhood's population, are generally within a 15-minute walk of most amenities.

Housing Units with Walkable Access to Amenities

Amenities	City-wide	Avenues	Difference
Bus Stops	98.3%	99.9%	+1.7%
Childcare	90.7%	76.7%	-14.1%
Grocery Stores	81.0%	71.3%	-9.7%
Healthcare	91.0%	93.3%	+2.3%
Hospitals	31.4%	95.5%	+64.1%
Libraries	41.1%	63.6%	+22.5%
Offices	96.7%	89.2%	-7.5%
Parks	98.7%	100.0%	+1.3%
Pharmacies	77.6%	91.6%	+13.9%
Recreation	90.6%	96.4%	+5.7%
Restaurants	96.0%	91.9%	-4.0%
Retail	94.6%	88.7%	-6.0%
Schools	93.9%	98.1%	+4.2%
Trails	82.1%	73.5%	-8.6%
TRAX Stops	52.4%	37.0%	-15.4%

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Those living north of 11th Avenue are within walking distance of a park, open space, trails, or other outdoor recreation, but are not within walking distance to most other amenities. It is unlikely the area north of 11th Avenue will see additional amenities like commercial uses. It is also unlikely that the Avenues will see significant changes, aside from the possible redevelopment of the LDS Hospital campus. The hospital's transition will likely result in some decrease in access to healthcare, unless redevelopment of the site includes some medical offices and health related services. Developing the campus into a mixed-use area with additional housing and commercial opportunities would help increase the number of households that are within walking distance of amenities..

In accordance with the Americans with Disabilities Act (ADA), Salt Lake City works to ensure that people with disabilities have universal access to City programs, services, and facilities. Focusing additional households around existing amenities and essential services advances equity and ADA accessibility by minimizing travel distances.

Other methods to increase household access to amenities includes prioritizing appropriately scaled infill housing near existing amenities and zoning changes that support some residential properties to convert or add commercial uses as indicated in the future land use section and discussed throughout the Avenues Plan.

Together, these strategies aim to strengthen the Avenues as a livable, inclusive, and connected neighborhood—one that remains welcoming and accessible.

POLICIES

1. *Support policies and initiatives that expand housing options for a range of incomes, household sizes, and ages.*
2. *Prioritize density near existing amenities and key mixed-use areas.*

INITIATIVES

1. *Align zoning to support redevelopment of the LDS Hospital campus into a mixed-use area to increase the number of households within walking distance to key services and daily needs.*
2. *Improve pedestrian network throughout the neighborhood by supporting the ADA Self-Evaluation and Transition Plan, which outlines goals for improving sidewalk conditions, curb ramps, and park facilities to meet accessibility standards.*
3. *Modify zoning to allow an increase in mixed-use and small-scale commercial uses throughout the neighborhood to increase access to services and amenities.*



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ECONOMY

GUIDING PRINCIPLE

A neighborhood-focused economy that strengthens small businesses, encourages entrepreneurship, and enhances everyday access to goods and services.

TARGET

1. Increase the amount and types of neighborhood-serving businesses.

NEIGHBORHOOD SERVING BUSINESSES

Neighborhood and local businesses play an important role in placemaking and shaping the character of our communities, while providing valuable goods and services close to where people live. Avenues community members want more neighborhood businesses—community engagement identified the lack of neighborhood-serving amenities as one of the most important issues in the Avenues, second only to the cost of housing. This plan envisions commercial activity that aligns with the neighborhood's scale, meets the daily needs of the community, contributes to the vibrancy and character of the area, and provides opportunities for local entrepreneurs.

ALIGN ZONING TO RETAIN EXISTING COMMERCIAL USES

Zoning can play a key role in supporting local economic activity in the Avenues. Currently, less than one percent of land allows commercial uses. This is largely due to past zoning changes that converted many mixed-use or commercial areas to residential-only. As a result, many areas with existing businesses, or properties with a long history of commercial use, are now only zoned for residential uses. This nonconformity limits their ability to expand and can create barriers to secure financing. Updating the zoning designation in these areas to recognize and support these existing community businesses will help retain them. This approach results

in a scattering of properties throughout the community that will allow for commercial use, particularly in the Lower Avenues, where commercial uses have historically existed.

OPPORTUNITIES

Because there are few vacant sites in the plan area, opportunities for new commercial development are currently limited, but there are strategies that can help achieve the future vision. New commercial development should be planned in coordination with housing, either as part of mixed-use developments or in locations with sufficient residential density to support businesses.

There are some streets in the community where a high level of visible ground floor activity like art galleries, retail, and restaurants, are desired. Key streets in the community where enhanced active commercial uses are a priority include B, C, D, E, and I Streets, and 3rd Avenues.

The Avenues Future Land Use Map identifies the LDS Hospital campus and surrounding areas a key opportunity for a mix of uses. Redevelopment here could create new opportunities for local businesses, bringing goods and services closer to more households.

Institutional properties—such as schools and churches—may also present future opportunities as demographics and community needs shift. While no closures are currently anticipated, these sites

could become available for reuse or reinvestment in the future. Should these sites redevelop, a mixed-use land use designation at a scale compatible with the surrounding neighborhood should be considered. Future redevelopment should prioritize incorporating neighborhood-serving commercial uses and community-oriented spaces that strengthen and contribute to local activity.

Commercial projects should be designed to support walking and biking as primary access modes, incorporating streetscape features like benches, lighting and convenient secure bike parking. The size of commercial spaces should be carefully considered, favoring smaller spaces suited to local businesses and everyday needs over large-scale tenants. Flexible formats—such as co-op-style markets and the co-location of dining and retail can provide flexible shared-use space that supports business viability. Supporting pop-up markets and seasonal uses and events in underutilized spaces can further strengthen the local economy.

The plan also supports reintroducing Accessory Commercial Units (ACUs)—residential properties that include a small-scale commercial space—into the community. ACUs can provide affordable space for local entrepreneurs, support small-scale economic activity in buildings that are already part of the neighborhood fabric, and create focal points within walking distance of homes.

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GRANT PROGRAMS AND INCENTIVES

Affordability and support for local entrepreneurship are essential to sustaining the neighborhood economy. Zoning incentives and targeted financial assistance—modeled after programs in cities such as Boulder, Colorado, and Portland, Oregon—could help improve policy to support affordable commercial space, local ownership, and a diverse mix of neighborhood-serving businesses.

These strategies may include incentives or grants for projects that commit to below-market rents for neighborhood-serving uses, assistance with tenant build-out costs, or other tools that balance development opportunities with community benefits.

EXAMPLES FROM OTHER CITIES

Boulder, Colorado: The Affordable Commercial Grant Pilot Program funds capital improvements and rent subsidies for property owners who commit to leasing space at below-market rates to local small businesses. Grant recipients have included an artist business incubator, a women’s small business hub, and a community media center.

Portland, Oregon: Prosper Portland’s Affordable Commercial Tenancing Grant provides reimbursement-based funding for tenant improvements and build-out costs to help small and underrepresented businesses access affordable commercial space.

INITIATIVES

- 1** Adopt zoning policies that support neighborhood businesses where appropriate and as indicated on the future land use map.
- 2** Align zoning designations to support existing neighborhood businesses and properties with a history of commercial use.
- 3** Update zoning ordinance provisions to allow Accessory Commercial Units (ACUs).
- 4** Amend nonconforming use regulations to allow buildings with former commercial uses in residential zoning districts to be re-established.
- 5** Identify adjustments that can be made to the zoning incentives for adaptive reuse to expand and improve their usability.
- 6** Increase awareness of City economic development tools through education and outreach.
- 7** Identify and remove regulatory and permitting barriers to holding pop-up markets, events, and seasonal uses.
- 8** Support the development of incentives and programs that prioritize ownership, affordability, and the establishment of new businesses.

ACCESSORY COMMERCIAL UNITS (ACUs)

Accessory Commercial Units (ACUs) may be a modern term, but the concept is not new. Historically, mom-and-pop shops and small businesses often operated out of a portion of the home in areas designed as a distinct commercial storefront built close to the sidewalk, which is the same idea as ACUs today. Remnants of these historic ACUs remain, particularly in the Lower Avenues. ACUs bring this concept back by providing light, neighborhood-based commercial spaces within residential properties, helping to vitalize the community.

Examples could include a small bike shop, tailor, butcher, barbershop, or neighborhood tea house. These businesses increase local activity, meet demand for small storefront spaces, and create welcoming destinations within walking distance of homes.



A Lower Avenues building formerly home to Stoneman’s Grocery, with a residential wing set back from the street, is an example of the small-scale, home-based commercial activity that inspired the Accessory Commercial Unit concept.

COTTA COFFEE (PORTLAND, OREGON)

Located within a converted garage in a Southwest Portland neighborhood, Cotta Coffee demonstrates how small-scale, home-based businesses can become valued neighborhood fixtures. Its compact size and walkable location supports activity that fits comfortably within a residential setting.

Cotta Coffee shows how spaces that no longer work for their original purpose, such as historic garages that are often too small for modern cars, can be used to support small businesses and expand convenient, close-to-home amenity options.



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GOVERNMENT

GUIDING PRINCIPLE

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

2040 TARGET

1. *Increase public participation in government processes.*

It is the role and responsibility of government to reflect and incorporate the interests, needs, and desires of the public in shaping decisions that affect their community. Salt Lake City strives to actively educate and engage the community in civic processes.

Creating engagement that is people-focused, rooted in transparency, and accessible to all enables sustainable and effective decision-making.

This plan supports efforts to make public participation easier, more inclusive, and more meaningful. Initiatives emphasize expanding outreach, building partnerships, and providing clear pathways for people to learn about city issues, share ideas, and participate in decision-making.

Communities work best when everyone is informed, engaged, and involved in shaping decisions that impact their neighborhoods. Engagement efforts, however, often reach only those who already have the time and resources to participate.

To promote equitable outcomes, emphasis is placed on reaching underrepresented voices and meeting people where they are through varied engagement opportunities on important issues related to the community. Diverse perspectives are encouraged and valued as a key part of the process.

Inclusive engagement leads to a deeper understanding of issues and encourages innovative, creative solutions. When all voices are heard, decision-making becomes stronger and more representative of the community as a whole.

INITIATIVES

1. *Utilize interactive tools and digital engagement platforms to increase public involvement.*
2. *Provide public facing materials in multiple languages based on community needs.*
3. *Increase partnerships with schools, libraries, and learning institutions to expand civic knowledge and awareness of citywide and community issues.*
4. *Design engagement opportunities that consider time, location, and format to ensure convenient and accessible opportunities for broad participation.*
5. *Increase presence and participation of city employees and elected officials at local events and community meetings.*

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WATER CONSERVATION & LAND USE PLANNING

GUIDING PRINCIPLE

Advance water conservation through thoughtful land use, community education, and sustainable landscaping practices.

2040 TARGETS

1. *Contribute to reducing Citywide per capita water use.*
2. *Zone unzoned properties within City Creek Canyon to protect watershed.*

As Salt Lake City continues to grow, responsibly managing our water resources is essential to ensure a safe, reliable, and clean water supply for current and future generations. The initiatives in this section support citywide goals to reduce water use and manage demand through efficient land use, community education, and sustainable landscaping practices.

WATER AND LAND USE PLANNING

One significant opportunity for reducing water consumption lies with integrating water use into land use planning. The way that new development occurs can have a major impact on municipal water demand, as well as the health of the communities and watersheds in which it happens. Single-family homes on larger lots typically have higher water use, primarily for outdoor irrigation, while more compact development patterns (small lots, smaller homes) use water more efficiently. To align development patterns with water conservation goals, this plan supports zoning updates that allow for smaller lot sizes, a mix of residential building types, and thoughtful consideration to spacing between buildings and the amount of open space.

COMMUNITY OUTREACH

Education and outreach are key components of successful water conservation. Research shows that most community members support conservation but may lack practical knowledge of effective strategies. Improving access to clear, current information and strategies to help homeowners make choices that reduce water consumption will help achieve the city's current and long-term water use reduction goals.

Programs such as lectures, hands-on labs, and webinars, along with school classroom programs, demonstration gardens, and community events like Utah Water Week, all help build a citywide culture of water awareness.

AVENUES DEMONSTRATION GARDEN

Located in the northern foothills at Terrace Hills Drive and 11th Avenue, this site has been transformed from weeds and debris to a garden for learning and inspiration. The garden's design and plant selection reflect its location, providing practical guidance for creating landscapes suited to the City's semi-arid climate and periodic drought conditions.

The garden showcases the beauty of native plants, demonstrating their role in water-wise landscapes. While this garden is tailored to its location within the wildland-urban interface, the same principles can be applied to private landscapes in a variety of settings. The garden is divided into zones that loosely represent Utah's primary plant communities and ecozones: Desert Community, Shrub Steppe, Montane Meadow, Dry Riparian and Mountain Foothills.

Great strides in conservation can be made by simply irrigating appropriately or making modifications to landscaping, and there are a number of city programs aimed at helping water users take action. The Water Check program provides site-specific guidance to improve irrigation efficiency, and WaterMAPS™ offers property specific water use reports that identify watering needs compared to water use and recommended strategies. The Turf Trade Program offers a lower water grass seed for sale that is well suited to grow in our climate requiring 30% less water than the typical bluegrass lawn.

Landscaping regulations that are aimed at reducing outdoor water use have already been adopted into city code. One key consideration for the Avenues are the relatively steep slopes, where irrigation water tends to run off instead of being

absorbed into the soil. Not only does this waste water, but runoff on steep slopes also carries debris into storm drains. Following the landscaping regulations is necessary to achieve the city's water conservation goals. Previously mentioned education programs and demonstration gardens can help people learn about the best practices for landscaping and outdoor water use in this climate, while landscaping replacement programs can help offset the financial cost of modifying landscaping.

While indoor water use makes up a smaller portion of total water consumption, savings can still be achieved by fixing leaks, upgrading fixtures, and conservation-minded practices. Incentives and rebates—such as those for irrigation spray heads, rain sensors, lawn trades, low-flow fixtures, or leak repairs—can help achieve water

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reduction goals while providing value and benefits to help households and businesses lower both water use and bills.

This plan also supports integrating water conservation best practices into all aspects of city department functions. Given the amount of land in the Avenues dedicated to parks and open space, there may be opportunities to transition unutilized turf to low water landscapes or reduce overall turf footprint. Incorporating green infrastructure improvements like street-side biofiltration and recessed park strips can also support stormwater management and water resilience.

CITY CREEK CANYON

City Creek Canyon is a vital component of Salt Lake City's drinking water system. As the only canyon in the Salt Lake Valley that isn't affected by fault lines, it will be an essential water source in the event of a major earthquake. In 1986, Salt Lake City adopted a plan for City Creek that prioritizes watershed protection and limited public recreation, emphasizing that watershed protection must remain the highest priority. Currently, City Creek Canyon lacks a zoning designation. Moving forward, City Creek Canyon will be zoned to reinforce watershed protection and public utility priorities – which may require creation of a new zoning district. Additionally, existing areas zoned Open Space may be reassessed for a more restrictive zoning designation to ensure alignment with Salt Lake City's Public Utilities Department goals.

POLICIES

1. Utilize strategies from the Water Conservation Plan to help achieve Water Supply and Demand Plan goals.
2. Support the goals and policies of the City Creek Master Plan and the Watershed Management Plan to protect watershed health and water quality.

INITIATIVES

1. Update zoning regulations to allow smaller lot sizes, a mix of residential building types in more areas, and development patterns that support efficient water use.
2. Reduce municipal water use by implementing conservation measures in City facilities and operations.
3. Identify and prioritize City-owned properties for landscape transformations.
4. Complete WaterMAPS™ and indoor water efficiency assessments on all City properties and prioritize implementation of recommended improvements.

5. Support community programs, school partnerships, and regulations that educate and encourage efficient water use, reduce waste, and promote sustainable landscaping practices.
6. Support upgrades and programming for the Greater Avenues Conservation Garden, including improved irrigation and landscape features, updated educational materials and on-site learning opportunities.
7. Support rebate programs, grants, incentives, and tools that help water users manage consumption and implement conservation measures.
8. Create a zoning district that will be applied to City Creek Canyon and surrounding sensitive lands to ensure watershed protection and address public utility operations.



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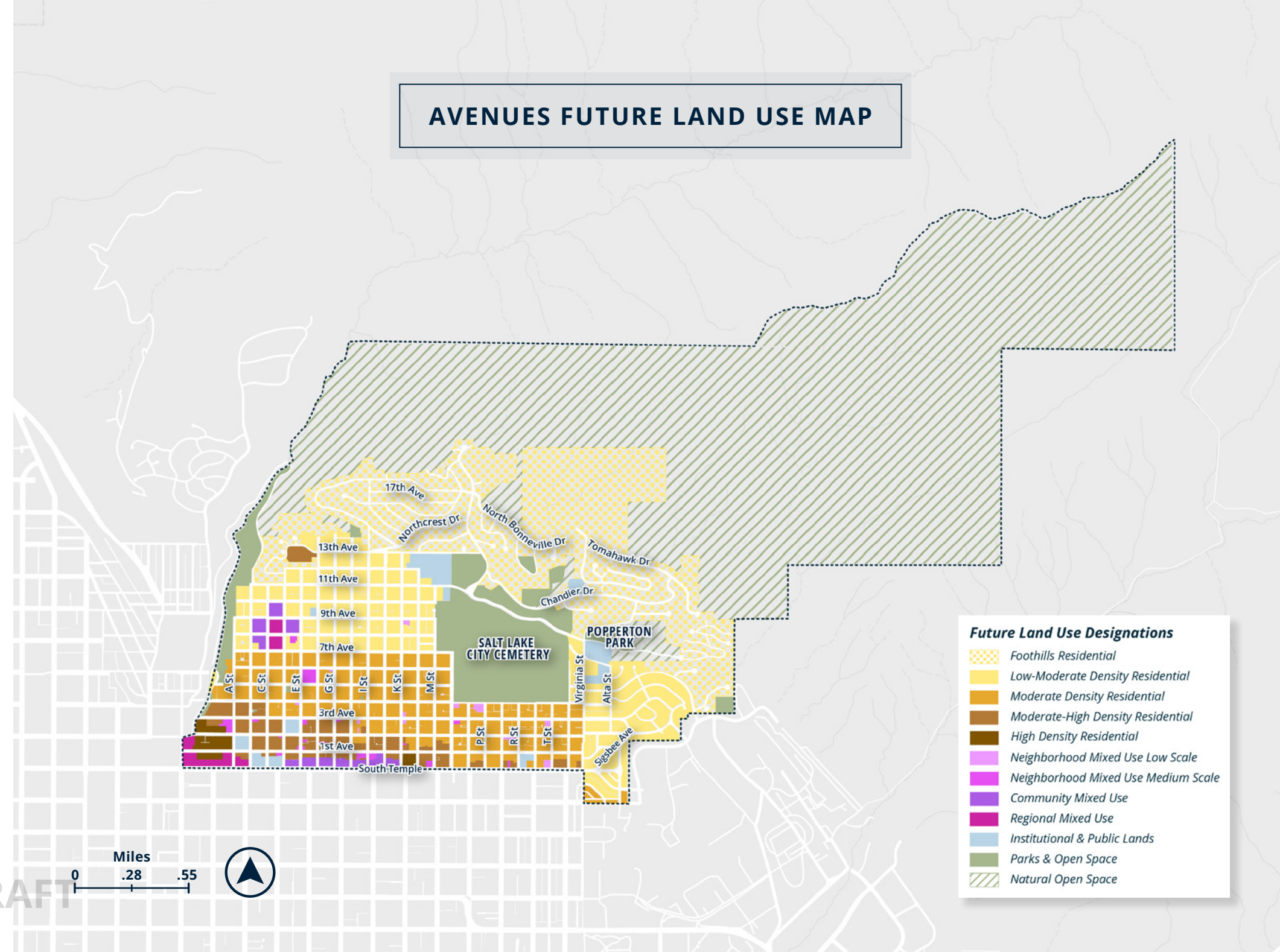
FUTURE LAND USE

The Future Land Use Map reflects the 15-year vision for the community and considers the existing character by protecting sensitive lands, directing future growth to appropriate areas, identifying properties for a mix of uses, and providing opportunities for compatible infill development.

Its purpose is to guide future development with a flexible framework, rather than imposing rigid rules. The future land use designations are intended to offer adaptability, enabling the community to evolve over time.

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

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FUTURE LAND USE MAP THEMES

PROTECT SENSITIVE LANDS

Foothills lands are critically important to the community and the surrounding region. They serve as a natural backdrop to the city, offering readily accessible recreation in the natural environment while protecting water quality, supporting biodiversity, and providing essential wildlife habitat. The Future Land Use Map promotes management of this resource by designating it as Natural Open Space to ensure high recreational demand can be balanced with long-term environmental protection.

City Creek Canyon is a vital source of drinking water and a protected watershed. The lower canyon includes formally maintained recreational amenities within Memory Grove Park, a multi-use canyon road, several unpaved hiking trails along the creek, and more natural wilderness areas in the upper segments. A City Creek Canyon Watershed future land use designation has been applied to City Creek Canyon to ensure that watershed protection and management take precedence over all other activities in areas with this designation.

STABLE AND CONNECTED NEIGHBORHOODS

The Lower Avenues reflect a historic development pattern with compact residential blocks, a mix of housing types, and neighborhood-serving businesses woven into the community. The Future Land Use Map reinforces these existing conditions by aligning land use designations with the built environment.

In some areas of the Lower Avenues, residential development already exceeds current Low-Moderate Density thresholds. The map updates the land use designation south of 7th Avenue to Moderate Density Residential to better reflect established development patterns, existing density on a block-by-block basis, and support neighborhood stability.

The vision also recognizes the importance of long-standing neighborhood businesses that serve daily needs. Where commercial uses exist within areas currently designated for residential land use, the Future Land Use Map applies a Neighborhood Mixed Use designation to help retain these amenities and allow them to continue serving the nearby community.

ENCOURAGE APPROPRIATELY SCALED INFILL AND MIXED-USE DEVELOPMENT

The intent of the future land use designations is to support the historic preservation policies, processes, and standards when applicable. While the Avenues community is largely built out, opportunities remain on underutilized properties. The Future Land Use Map supports modest increases in allowable density where appropriate to accommodate infill on properties with capacity for development.

Future land use designations reinforce the mix of housing types already found throughout the community while emphasizing new development that is similar in scale to surrounding homes. New housing, regardless of type, should respect established residential patterns through compatible building forms and massing.

While the Avenues is primarily a residential community, commercial and mixed-use development is important to support the walkability and convenient access to everyday services and amenities this plan envisions. The Future Land Use Map identifies Mixed Use designations on targeted sites with future redevelopment potential, tailored in scale and intensity to the surrounding context of each location.



Examples of properties that could accommodate infill.



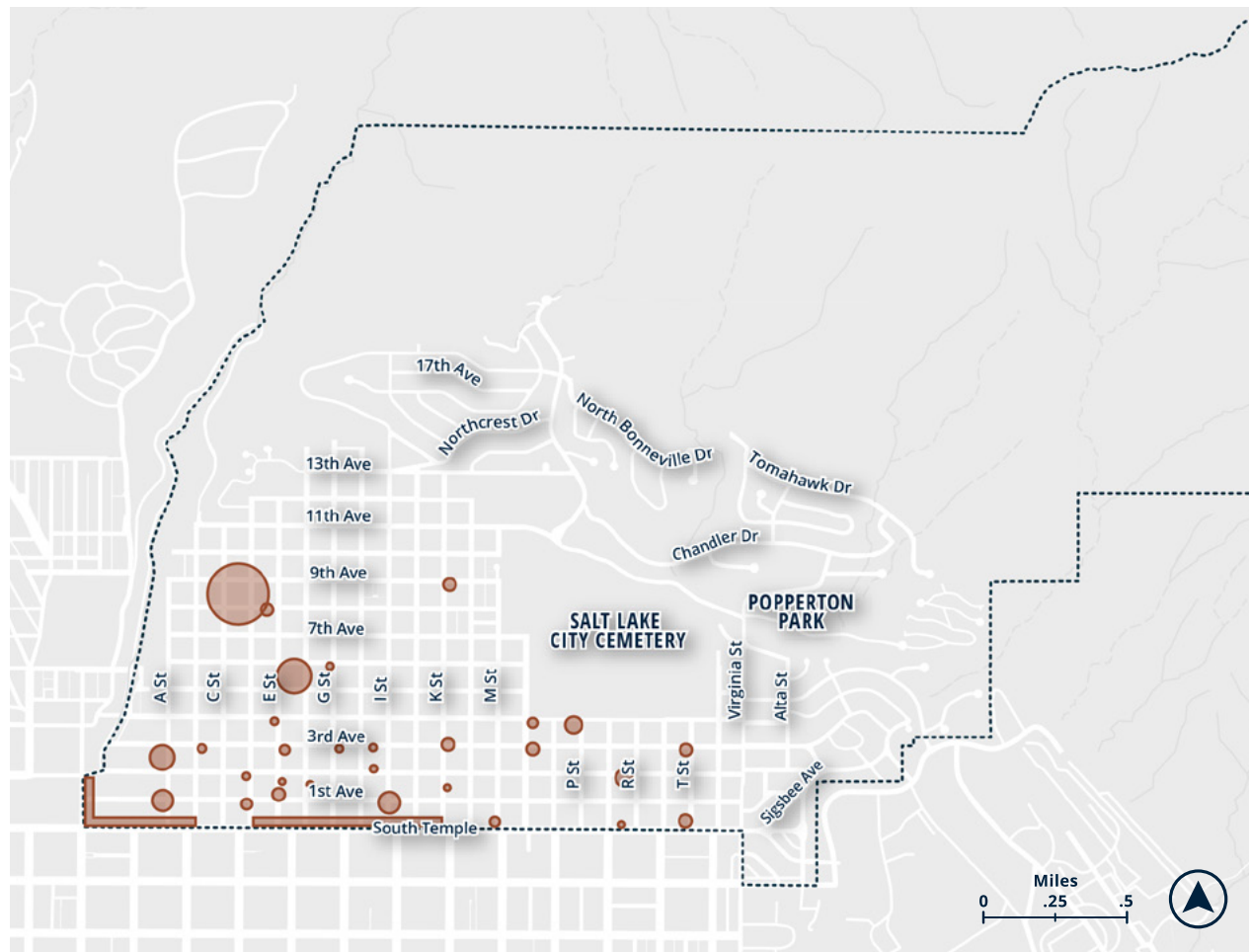
Graphic of appropriately scaled neighborhood mixed-use development

ENHANCE AND ACTIVATE KEY LOCATIONS

Key locations are intended to function as destinations that provide amenities and gathering spaces that serve the Avenues community. Designations encourage a mix of uses in these areas to increase activity, strengthen walkability, and establish identifiable centers of community life.

Key locations were identified based on a combination of factors, including:

- Locations along multi-modal, higher-traffic streets
- Existing areas of neighborhood activity
- Planned Neighborhood Byways
- Opportunities for institutional properties to transition to new uses
- Vacant or underutilized properties capable of accommodating growth



Map of Key Locations

The map identifies where highly visible active ground-floor uses such as art studios, retail, and restaurants are a priority to foster active street environments and reinforce neighborhood identity.

OPPORTUNITY SITE: LDS HOSPITAL CAMPUS

The potential redevelopment of the LDS Hospital campus represents the largest opportunity for transformation within the Avenues. The Future Land Use Map identifies this site as the primary location for accommodating most of the community's growth. Land use designations on this site allow for a higher intensity of development and the widest mix of uses in the community. The vision anticipates that denser residential development will accompany the other uses to sustain activity throughout the day. Building heights allowed in this category generally consistent with existing buildings on the site, with the tallest heights located in the core and the outer blocks tapering to a lower scale, providing a transition to surrounding residential areas.

The Future Land Use Map also proposes reinstating the street connection with a midblock walkway between 7th and 9th Avenues, between C and D Streets, to improve walkability and connectivity, while creating space for informal gathering or small community events.



FUTURE LAND USE DESIGNATIONS

The following sections describe the vision and intent behind each future land use designation shown on the map. The density, height ranges, and housing types listed are general allowances within these land use designations. However, the use of Affordable Housing (AHI) or Building Preservation (BPI) zoning incentives could allow additional housing types, densities, or building heights.

Future land use designations are categories, not zoning districts. They describe the intended scale and intensity of development and help guide future zoning decisions, but they do not regulate development directly. Multiple zoning districts may share the same land use designation. For example, the R-1/5000 Single-Family Residential District and the SR-1A Special Development Pattern Residential District are both designated as "Low-Moderate Density" on the Future Land Use Map.

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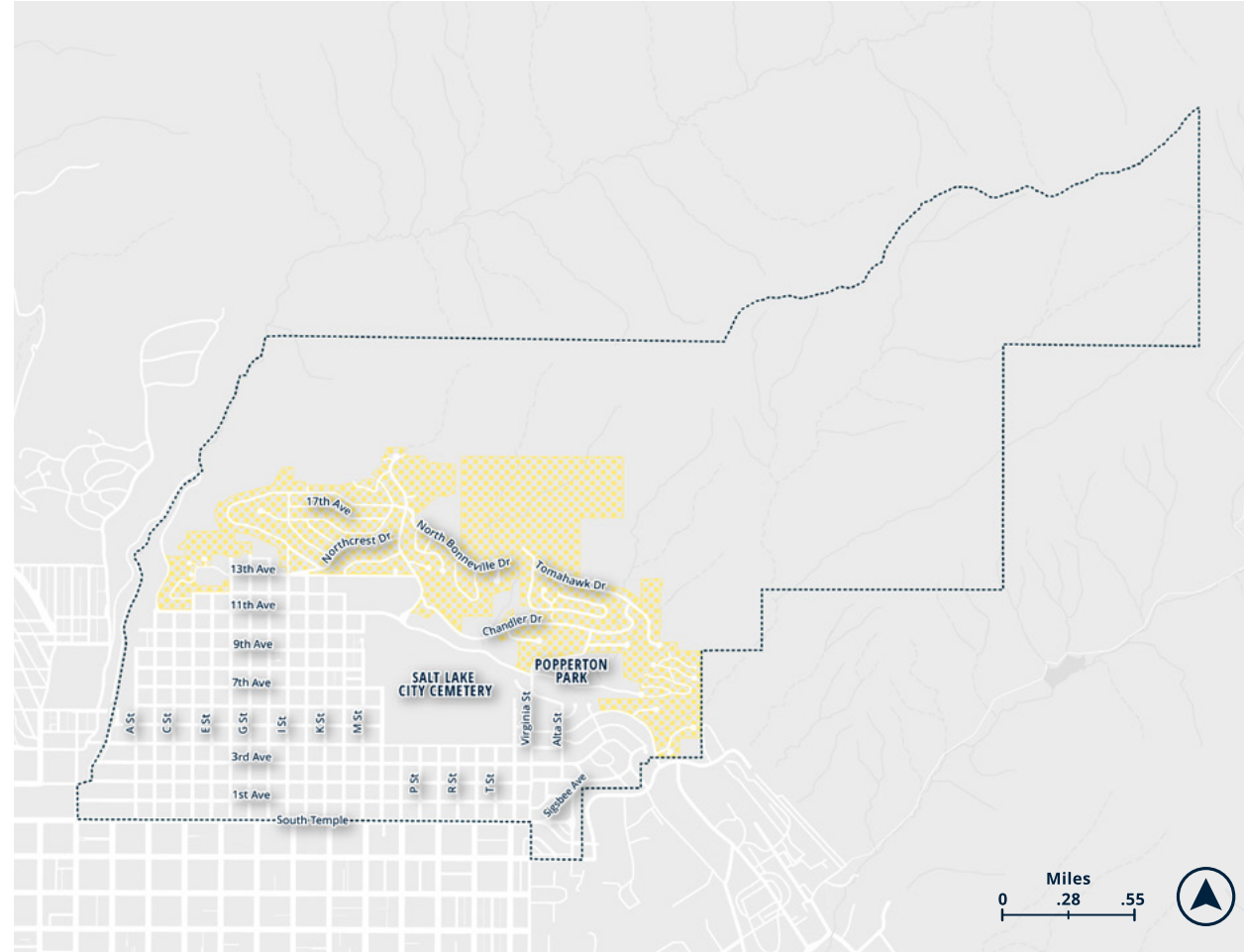
RESIDENTIAL

All residential descriptions are focused specifically on housing; however, additional uses such as public utilities, parks, community gardens, and institutional uses can also be found in these designations.

Future land use designations are categories that describe intended scale and intensity, not prescriptive zoning districts. Within the Residential designations, zoning districts vary in the density and development patterns they allow.

Rezoning a property from a higher-density district to a more restrictive one would reduce housing capacity and be inconsistent with the city's overall housing goals. **Future land use designations should not be interpreted as a basis for downzoning within the same category.**

FOOTHILLS RESIDENTIAL



OVERVIEW

Density: Up to 5 Dwelling Units per Acre

Height Range: 1-2 Stories

Housing Types:

- Single family homes
- Accessory dwelling unit
- Duplex

DESCRIPTION

The purpose of the **Foothills Residential** designation is to encourage environmentally sensitive, visually compatible development. This land use category is aimed at preserving the natural scenic beauty of the foothills while protecting wildlife habitat and minimizing risks associated with flooding, erosion, wildfire, and other environmental hazards.

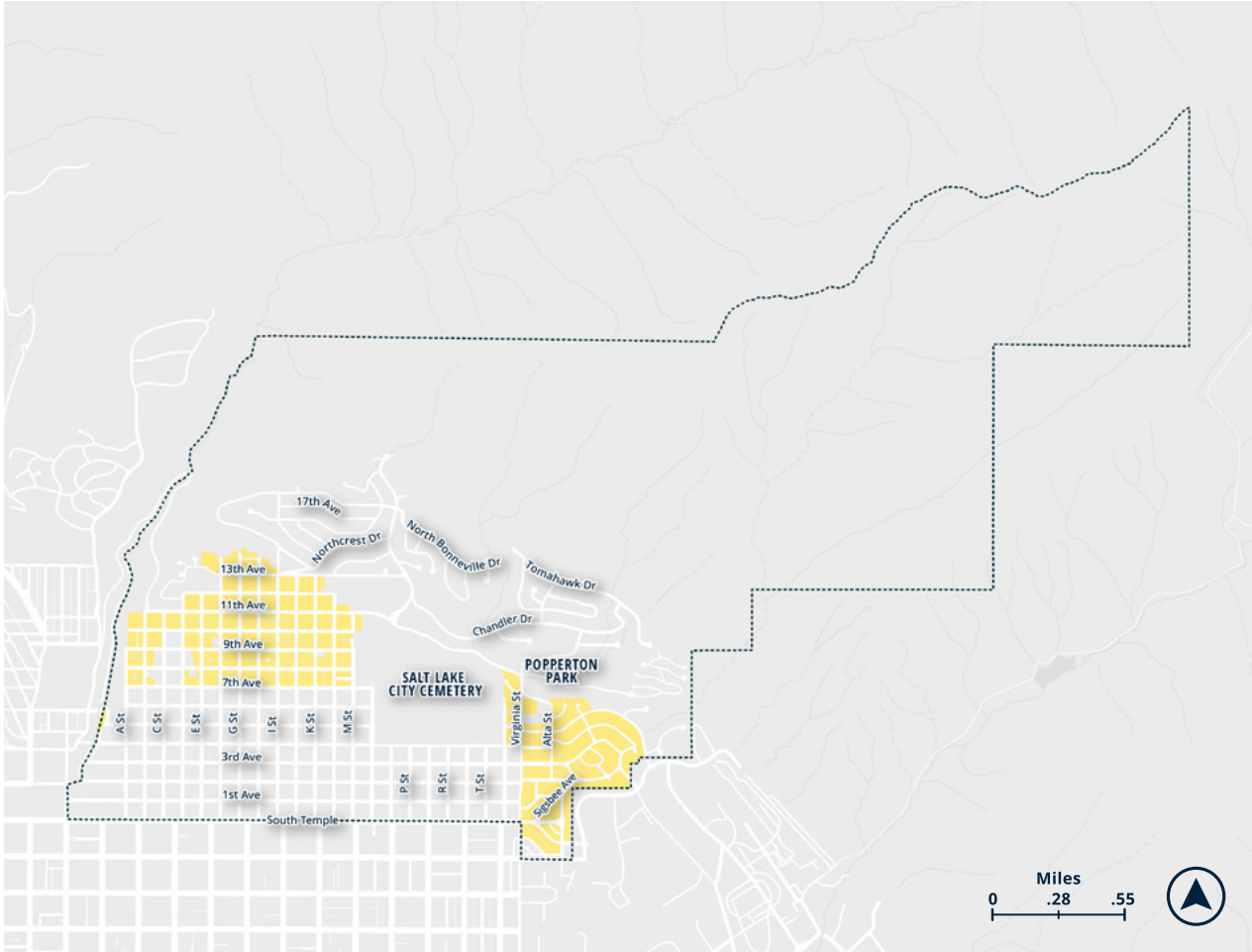
Foothills Residential properties are often characterized by steep slopes, limited access, and proximity to undeveloped natural lands. Many of these properties are located within the Wildland Urban Interface. Due to these characteristics, development capacity in Foothills Residential areas is intentionally limited to the housing types and density listed.

EXAMPLES



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LOW-MODERATE DENSITY RESIDENTIAL



OVERVIEW

Density: 1-20 Dwelling Units per Acre

Height Range: 1-2 Stories

Housing Types: All housing types

DESCRIPTION

The **Low-Moderate Density Residential** designation is intended to preserve established neighborhood character while allowing for gentle growth through context-sensitive infill development. This future land use category supports development patterns and building types that are compatible with the established neighborhood in scale and form and provides property owners with options, including keeping and expanding existing homes.

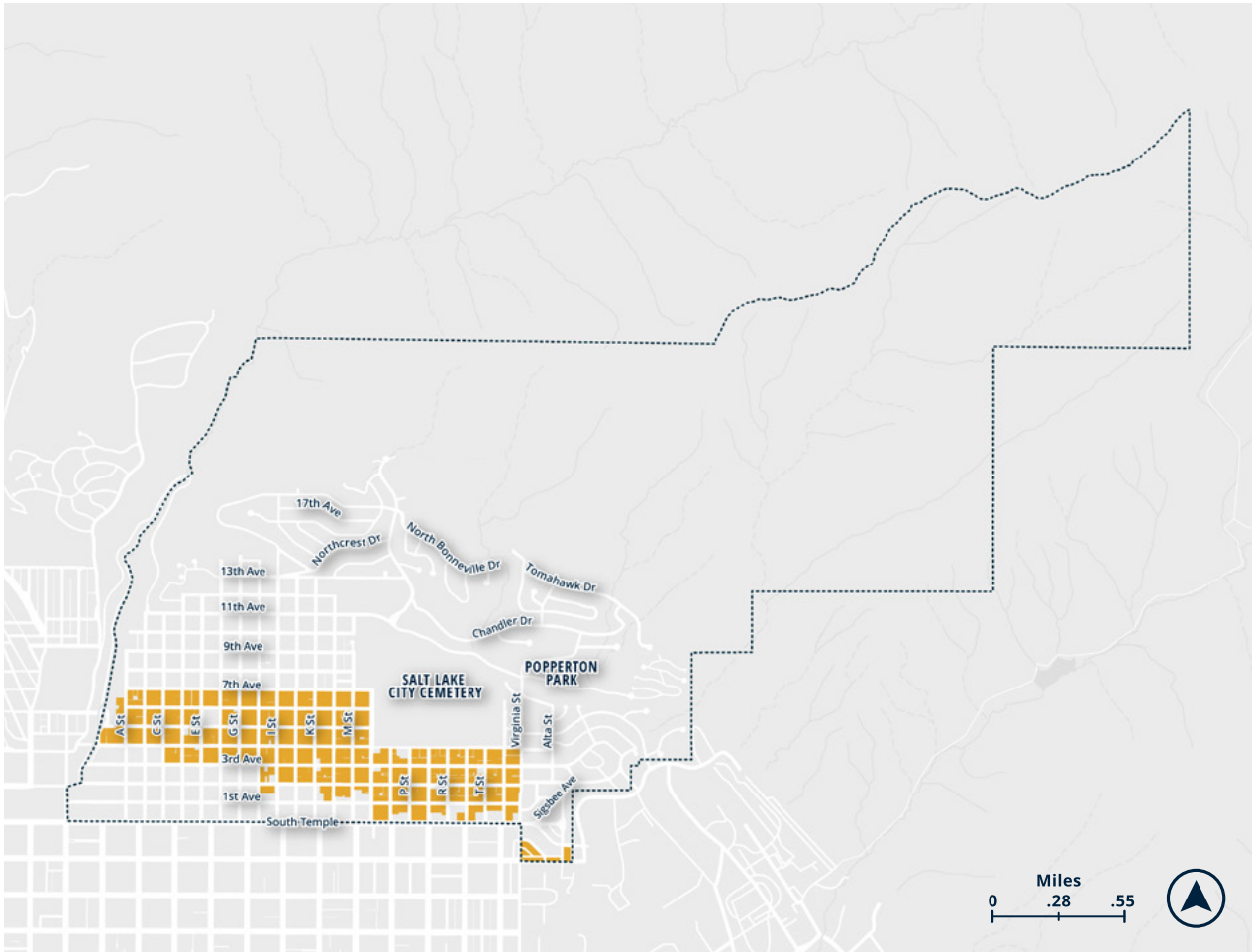
This category typically functions as a transition between the Foothills Residential areas and moderate density development patterns. In the Avenues, it helps reinforce existing development patterns while accommodating gentle change over time.

EXAMPLES



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MODERATE DENSITY RESIDENTIAL



OVERVIEW

Density: 20-40 Dwelling Units per Acre

Height Range: 1-3 Stories

Housing Types: All housing types

DESCRIPTION

The purpose of the **Moderate Density Residential** designation is to maintain the established physical character of the neighborhood while allowing for incremental growth through the integration of a variety of small-scale housing types on underutilized properties. This designation acknowledges that some blocks already meet the moderate density range and, by modestly increasing allowed density, provides opportunities for limited infill where appropriate. This helps reconcile existing building types and densities allowing established development patterns to continue to evolve.

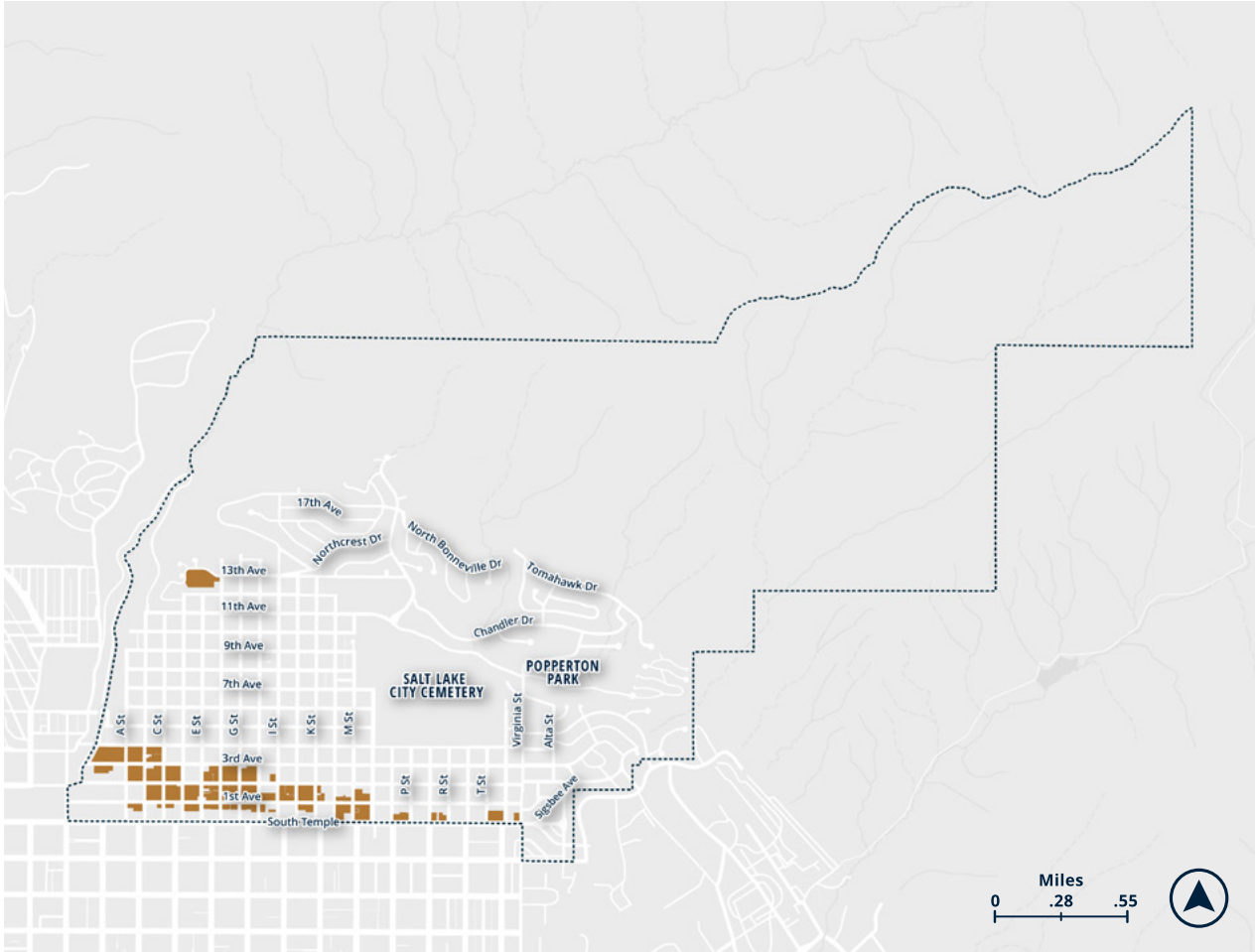
This category is mapped in the Lower Avenues, where it functions as a transition between lower-density areas to the north and larger, denser residential developments in the southern portion of the community. The designation generally aligns with the boundaries of the Avenues Local Historic District, which helps protect buildings that contribute to the historic character of the area and regulates new development for compatibility.

EXAMPLES



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MODERATE-HIGH DENSITY RESIDENTIAL



OVERVIEW

Density: 40-60 Dwelling Units per Acre

Height Range: 4-5 stories

Housing Types: All housing types

DESCRIPTION

The **Moderate-High Density Residential** designation supports a variety of medium scaled housing forms that are compatible with the residential character of the community. In the Avenues, this land use category provides a gradual shift between Moderate-Density Residential and areas with higher-intensity mixed-use development.

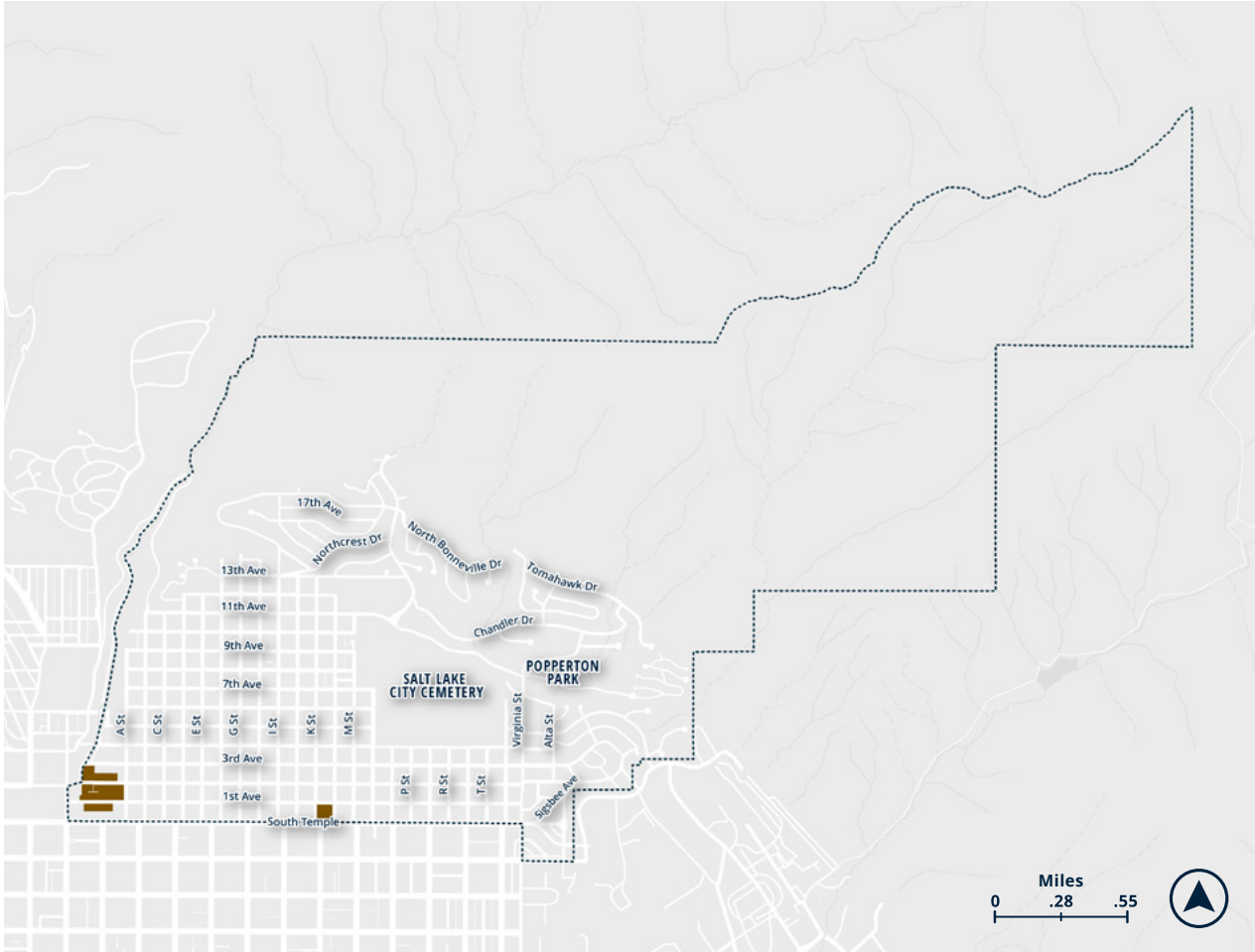
This designation is mapped to reflect existing conditions and applied to properties already designated for Moderate-High Density Residential. It does not introduce new areas for this level of development.

EXAMPLES



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HIGH DENSITY RESIDENTIAL



OVERVIEW

Density: 60+ Dwelling Units per Acre

Height Range: 5-8 stories

Housing Types: All housing types

DESCRIPTION

The **High-Density Residential** designation promotes efficient use of land that contributes to diverse housing options in close proximity to commercial services, employment, and public transportation. This category is intended primarily for multi-family residential development; however, all housing types are permitted. Consideration should be given to updating the zoning of these properties to allow some ground floor commercial uses.

The map applies this designation to properties already designated for high-density development. A limited expansion to one block on South Temple is included to recognize and preserve stable, existing high-density housing that is expected to remain.

EXAMPLES



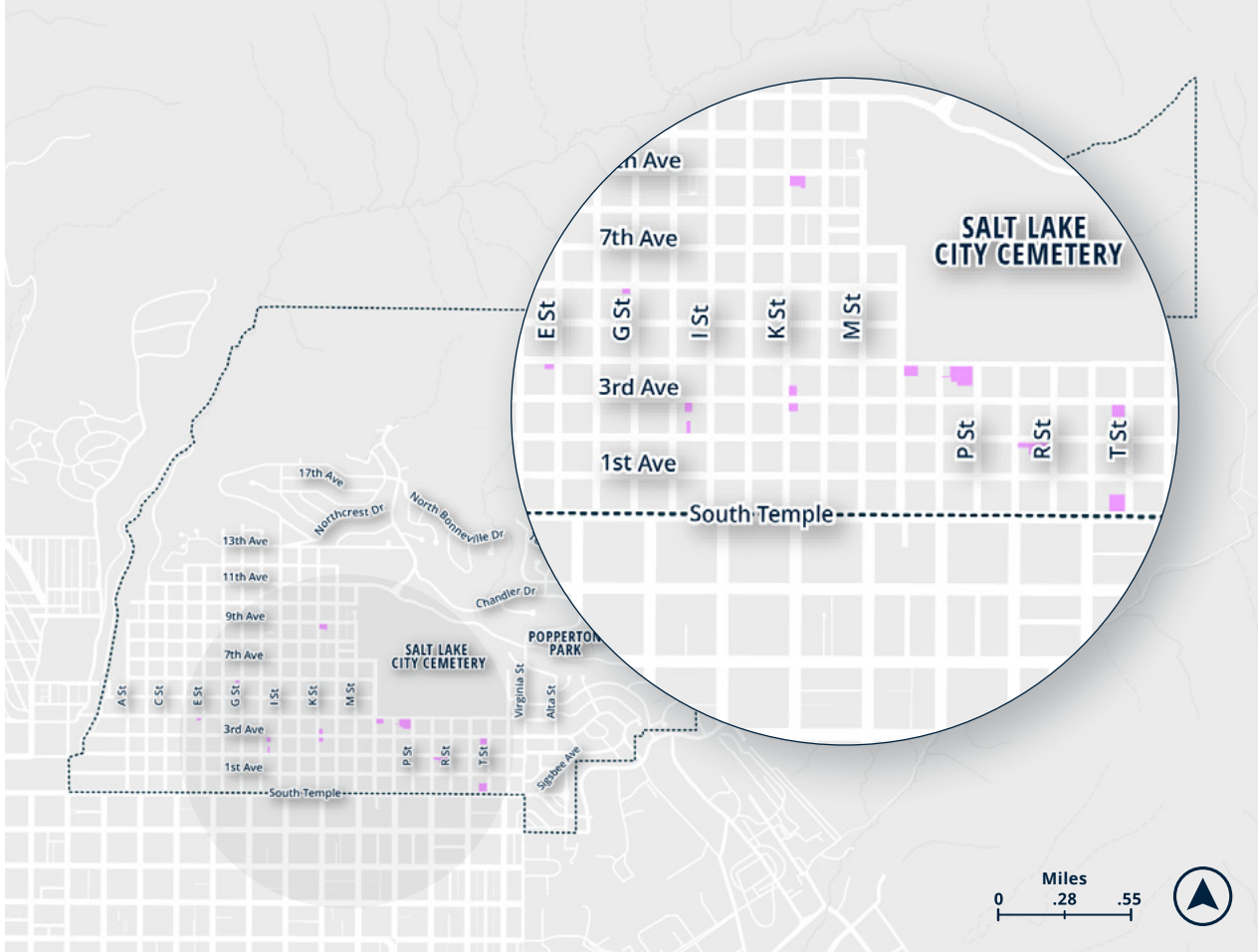
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MIXED USE

All Mixed Use descriptions are focused specifically on enabling a mix of uses – such as commercial and residential, often in the same building; however, additional uses like public utilities, parks, community gardens, and institutional uses, can also be found in these designations.

Because commercial areas are limited in the Avenues, ground floor commercial activity in mixed use designations is essential for achieving the goals of this plan, and developments containing only residential uses should not be permitted in mixed use designated areas.

NEIGHBORHOOD MIXED USE LOW SCALE



OVERVIEW

Height Range: 1 to 2 stories

Examples of Commercial Uses Include: Restaurant, café, bar, retail, office, and art gallery.

Housing Types: All housing types

DESCRIPTION

The **Neighborhood Mixed Use Low Scale** designation is intended to provide a combination of small-scale residential units with local commercial, retail, and office spaces. In the Avenues, this designation is mapped adjacent to or within low-moderate and moderate density residential areas to provide immediate neighbors with services.

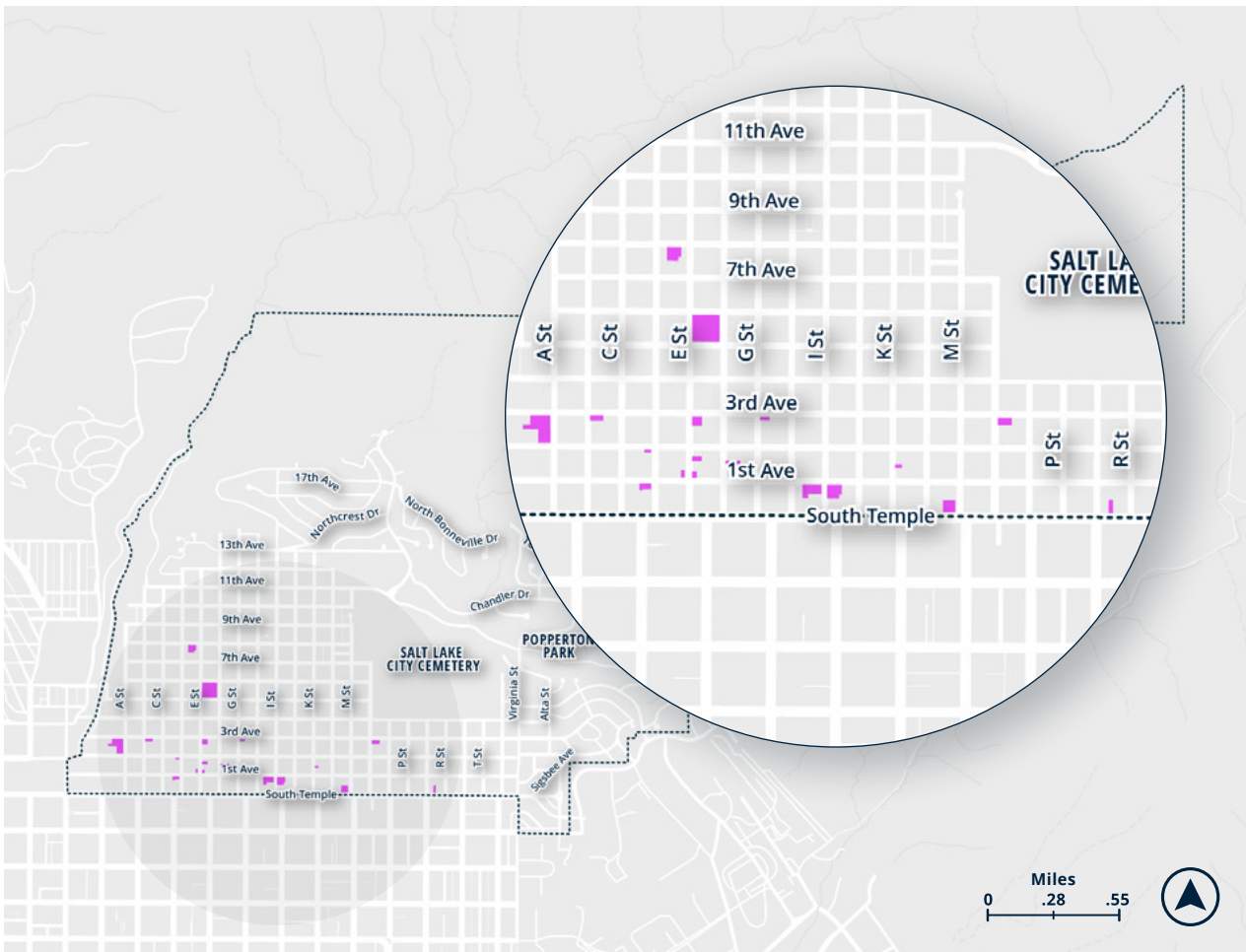
This category has been applied to properties already designated for Neighborhood Mixed Use Low Scale, as well as to properties with existing commercial uses or a history of nonresidential uses. This approach creates opportunities for low and medium-scale mixed-use areas throughout the Lower Avenues, usually at street corners with some mid-block examples.

EXAMPLES



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NEIGHBORHOOD MIXED USE MEDIUM SCALE



OVERVIEW

Height Range: 3 to 4 stories

Examples of Commercial Uses

Include: Restaurant, café, bar, retail, office, and art gallery.

Housing Types: All housing types

DESCRIPTION

The **Neighborhood Mixed Use Medium Scale** designation is intended to provide a combination of medium scaled residential units with local commercial, retail, and office spaces. In the Avenues, this designation is mapped adjacent to or within moderate high density residential areas to provide immediate neighbors with services. New developments should include visibly active commercial uses at the street level within the Key Locations identified in this plan to reinforce pedestrian activity.

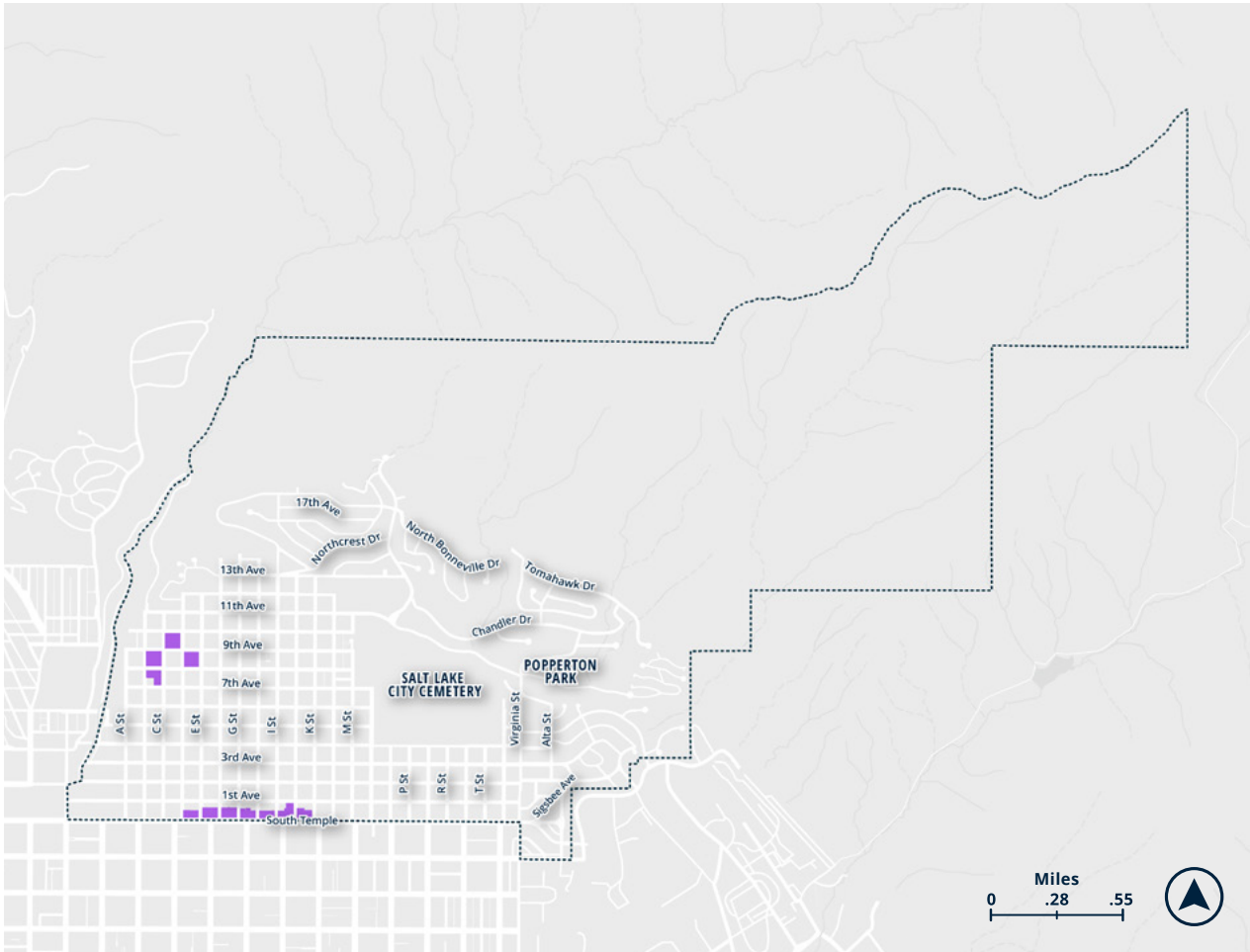
This land use designation applies to properties already designated for Neighborhood Mixed Use Medium Scale and underutilized properties with future redevelopment potential. This land use category is primarily found in the southwest section of the Lower Avenues, usually at street corners, with a cluster along E Street.

EXAMPLES



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COMMUNITY MIXED USE



OVERVIEW

Height Range: 5 to 6 stories

Examples of Commercial Uses Include: Restaurant, bar, retail, bakery, medical clinic reception center, and recreation facility.

Housing Types: All Housing Types

DESCRIPTION

The **Community Mixed Use** designation is intended to provide places for small and large businesses, increase housing options, and promote public health by supporting access to daily needs close to where people live. This land use category encourages mid-rise building forms that frame streets and public spaces with visibly active uses on the ground level and residential on upper floors, helping create lively, walkable environments. New developments should include enhanced active commercial uses at the street level within the Key Locations identified in this plan to reinforce pedestrian activity.

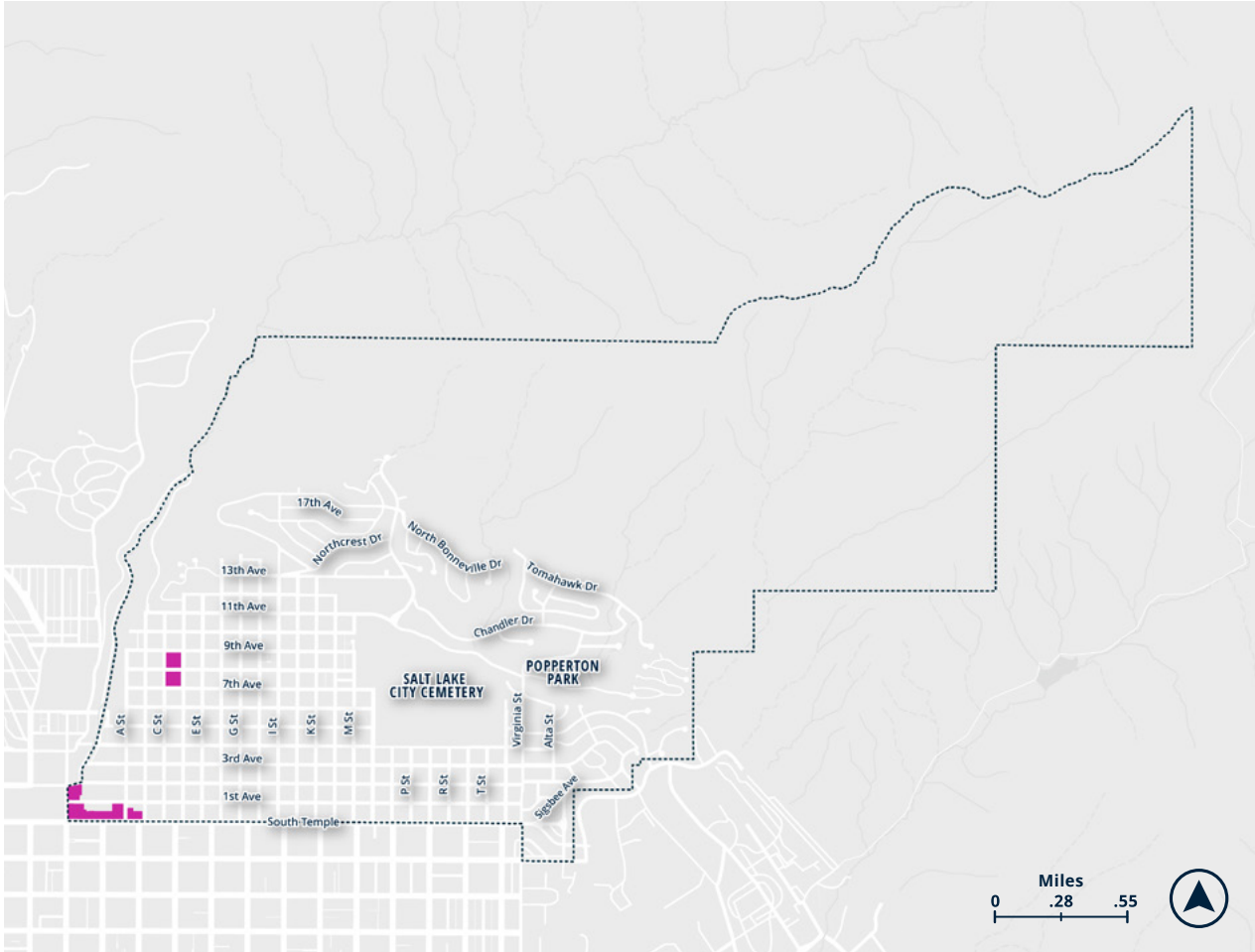
This land use designation applies to properties already designated for Community Mixed Use along South Temple. To facilitate potential redevelopment of the LDS Hospital campus, this designation has also been added to the outer blocks of the site, where it's intended to function as a transition between the higher-intensity development in the center of the site and the surrounding residential areas.

EXAMPLES



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REGIONAL MIXED USE



OVERVIEW

Height Range: 7 to 9 stories

Examples of Commercial Uses Include: Restaurant, bar, retail, bakery, medical clinic reception center, and recreation facility.

Housing Types: Multi-Family, Row House

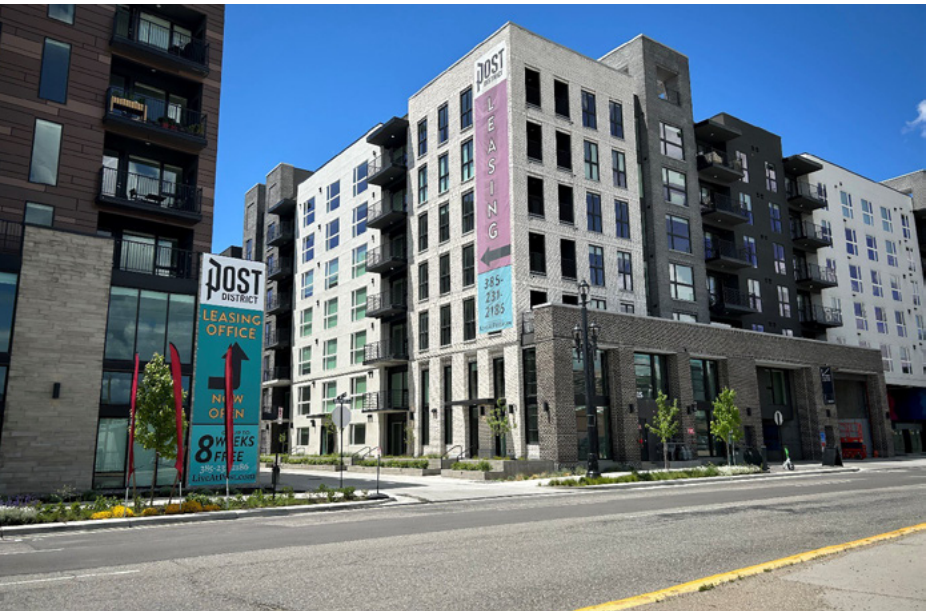
DESCRIPTION

The **Regional Mixed Use** designation supports development that blends residential and commercial uses and contributes to a vibrant environment that creates active community hubs. Active commercial uses should be included at the street level within the Key Locations identified in this plan to reinforce pedestrian activity. This designation is most appropriate in areas that can support higher levels of activity and density and that are served by a variety of transportation options. These areas are anticipated to accommodate the majority of future growth in the community.

In the Avenues, the Regional Mixed Use designation reflects allowable building scale and intensity rather than a regional market draw, with development intended to function as an activity center serving the surrounding community. This land use designation applies to properties already designated for Regional Mixed Use in the southwestern corner of the plan area. This designation is also applied to the center of the LDS Hospital campus site, highlighting the opportunity for redevelopment with a broad mix of uses and integrated green and gathering space.

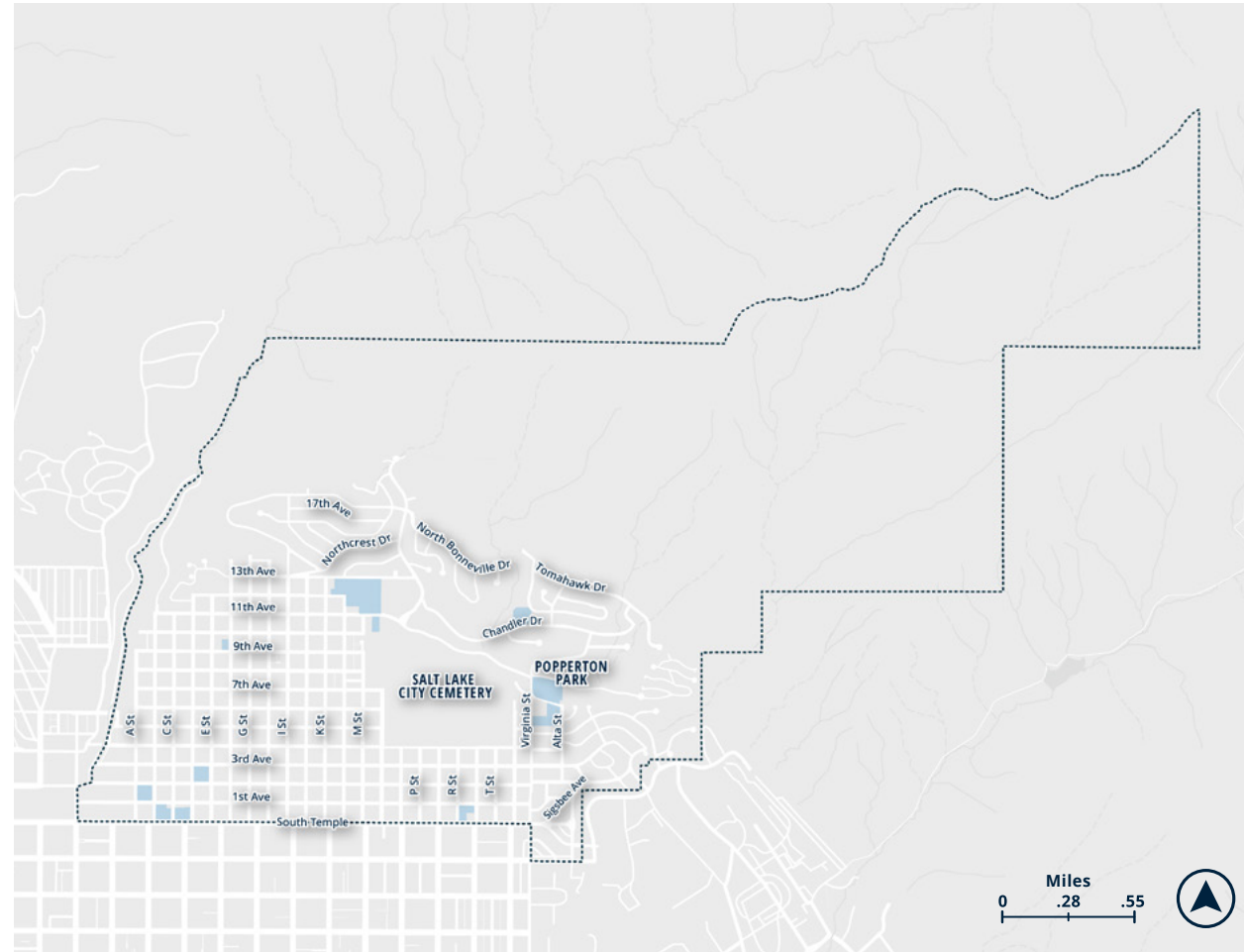
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EXAMPLES



OTHER

INSTITUTIONAL AND PUBLIC LANDS



DESCRIPTION

The **Institutional and Public Lands** designation accommodates larger public and private uses, lands, and facilities such as schools, libraries, places of worship, and hospitals. These uses are intended to provide important community resources while remaining compatible with surrounding neighborhoods. Building forms in this designation often consist of multiple buildings that are part of a larger complex and are generally set back from the street, with substantial open space used to buffer adjacent uses, which are often residential.

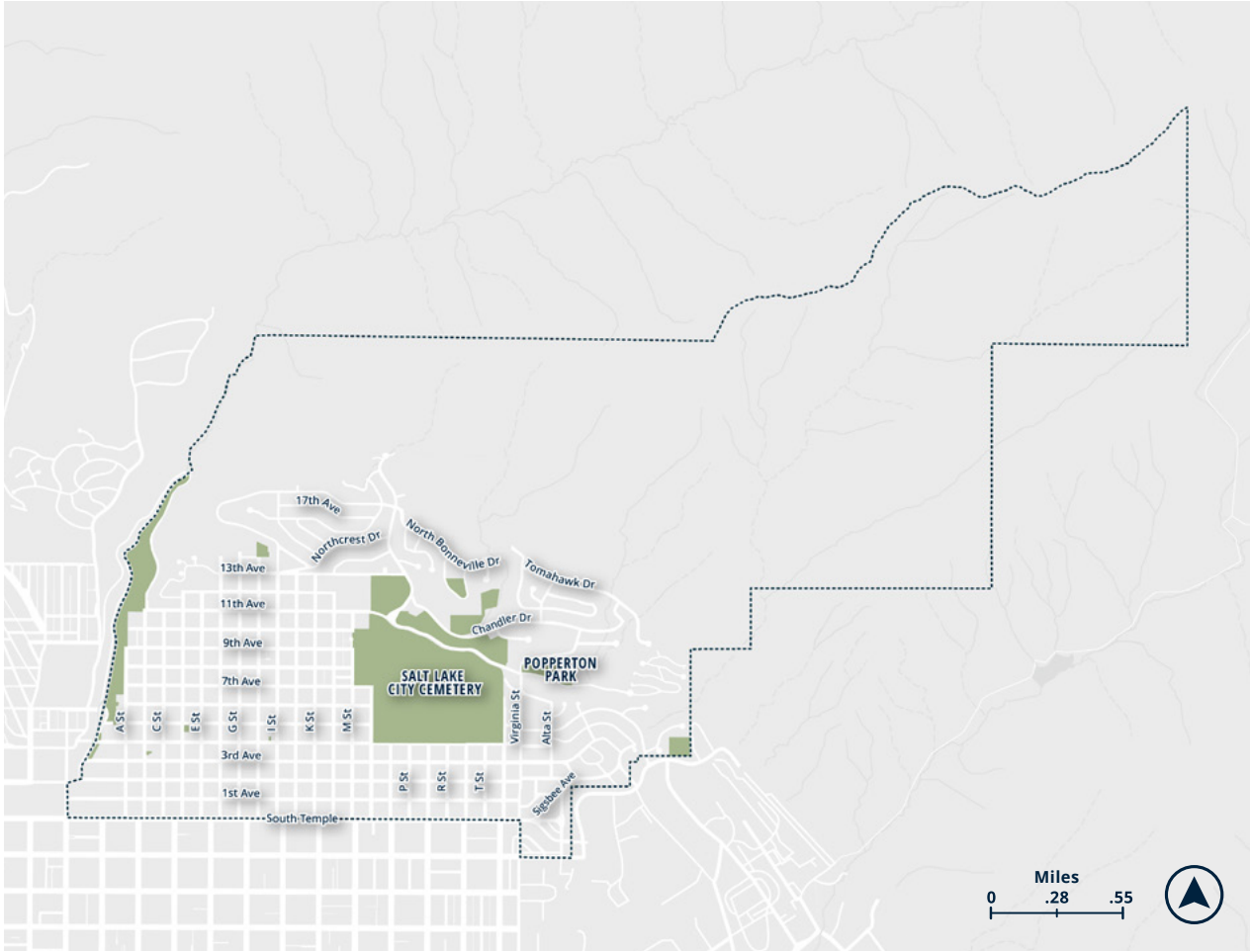
This designation applies to properties with existing institutional or public land uses that are anticipated to remain. While this designation primarily focuses on institutional and public land uses, other uses such as public utilities, parks, community gardens, offices, daycare centers, and assisted living facilities may also be found in this category.

EXAMPLES



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PARKS & OPEN SPACE



DESCRIPTION

The **Parks and Open Space** designation aims to preserve and enhance public and private open space, parks, and recreational areas. These areas are intended to provide opportunities for outdoor recreation while preserving scenic qualities and providing contrast to the built environment. These areas also support pedestrian and bicycle connections throughout the community. Small-scale commercial amenities may also be appropriate in specific locations within this designation to encourage use of these spaces.

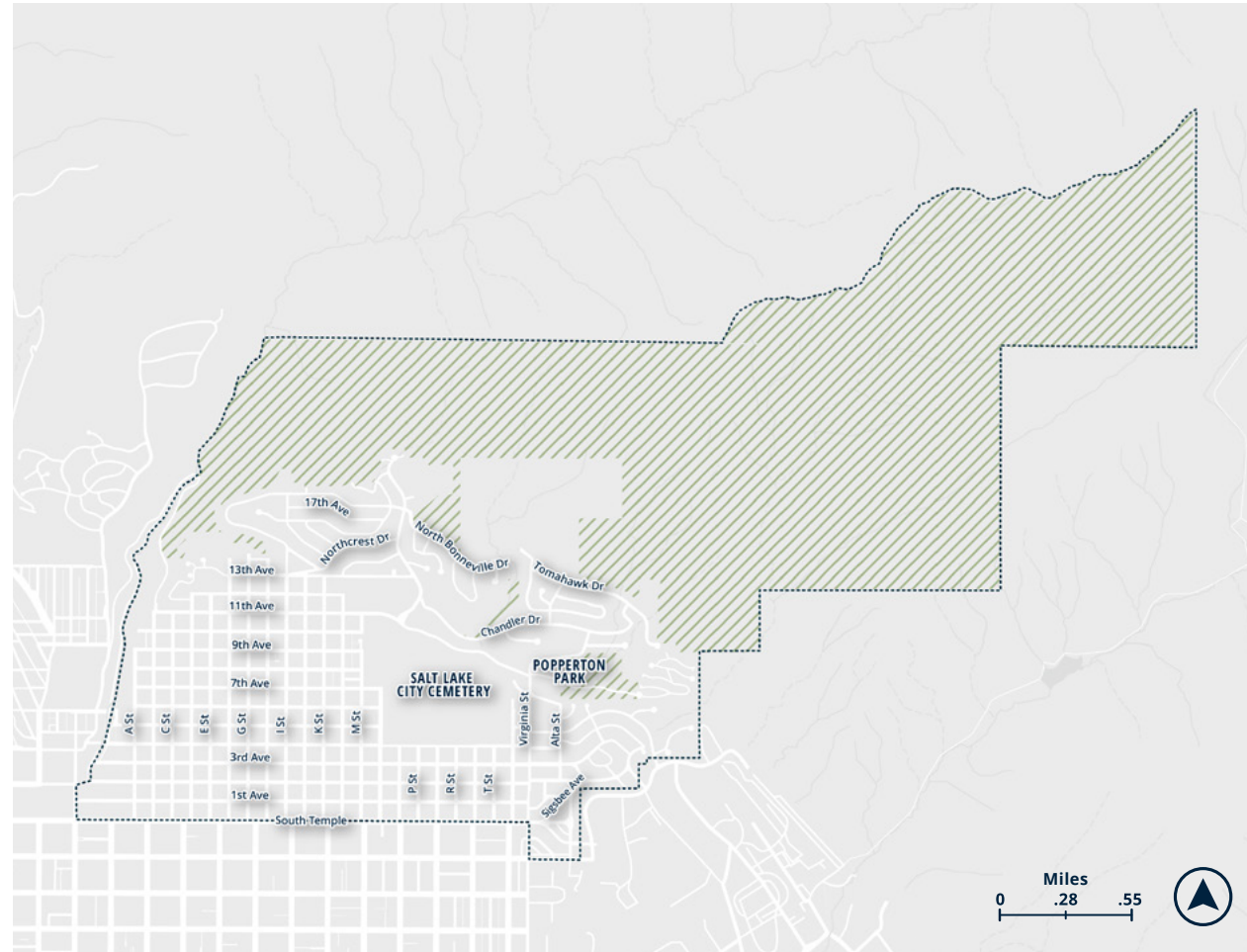
This designation is mapped at public parks, sports fields and courts, the City Cemetery, and other locations where these uses already exist. While this designation primarily focuses on parks, recreation, and open space uses, other uses such as public utilities, art galleries, and amphitheatres may also be found in this category.

EXAMPLES



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NATURAL OPEN SPACE



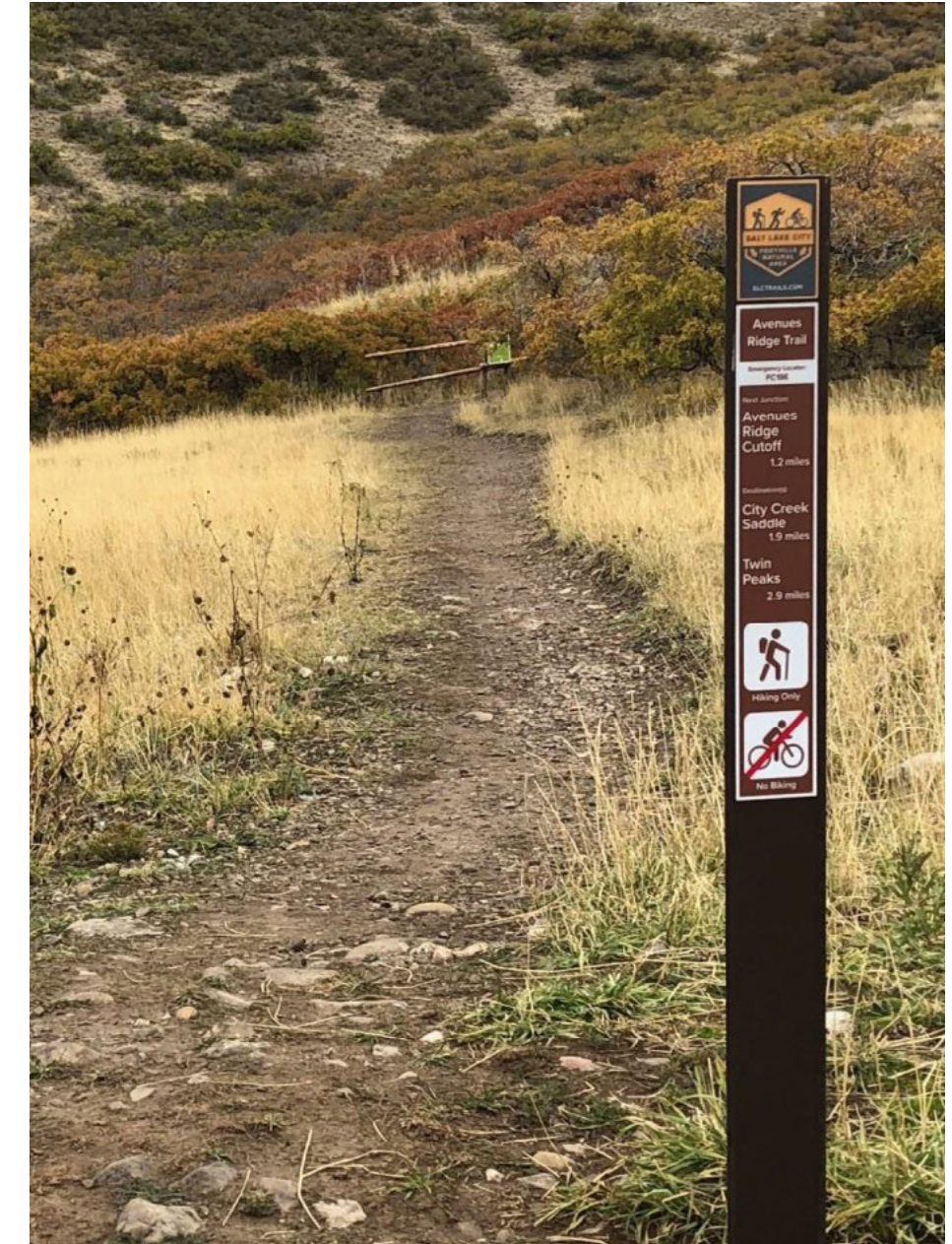
DESCRIPTION

The **Natural Open Space** designation specifically delineates natural areas of special environmental or scenic value and support the preservation of these areas by limiting development and uses. It is intended to make efficient use of available natural lands while protecting the wild and scenic character of the foothills landscape. Lands within this designation consist of sagebrush grasslands, steep canyons, scrub oak woodlands, and native plants. These lands provide important habitat for a variety of birds, mammals, and other wildlife, as well as a trail system that supports recreational opportunities.

This designation applies to foothills lands bordering the northern and eastern edges of the Avenues. Uses in this designation are limited to ecosystem management, conservation, and recreation. Because the character of the landscape varies significantly, the types of recreation and amenity structures that are allowed may be more limited in some locations than in others based on site-specific conditions. Future studies may also identify areas within this designation for preservation such as critical habitats and study areas.

The Salt Lake City Public Lands Department determines the types of activities and structures allowed within these areas. Where foothills lands include or border watershed areas, all uses must also be approved by the Salt Lake City Department of Public Utilities to ensure watershed protection.

EXAMPLES



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CITY CREEK FUTURE LAND USE MAP

The City Creek Canyon area is governed by a specific plan adopted in 1986 that addresses land use and circulation.

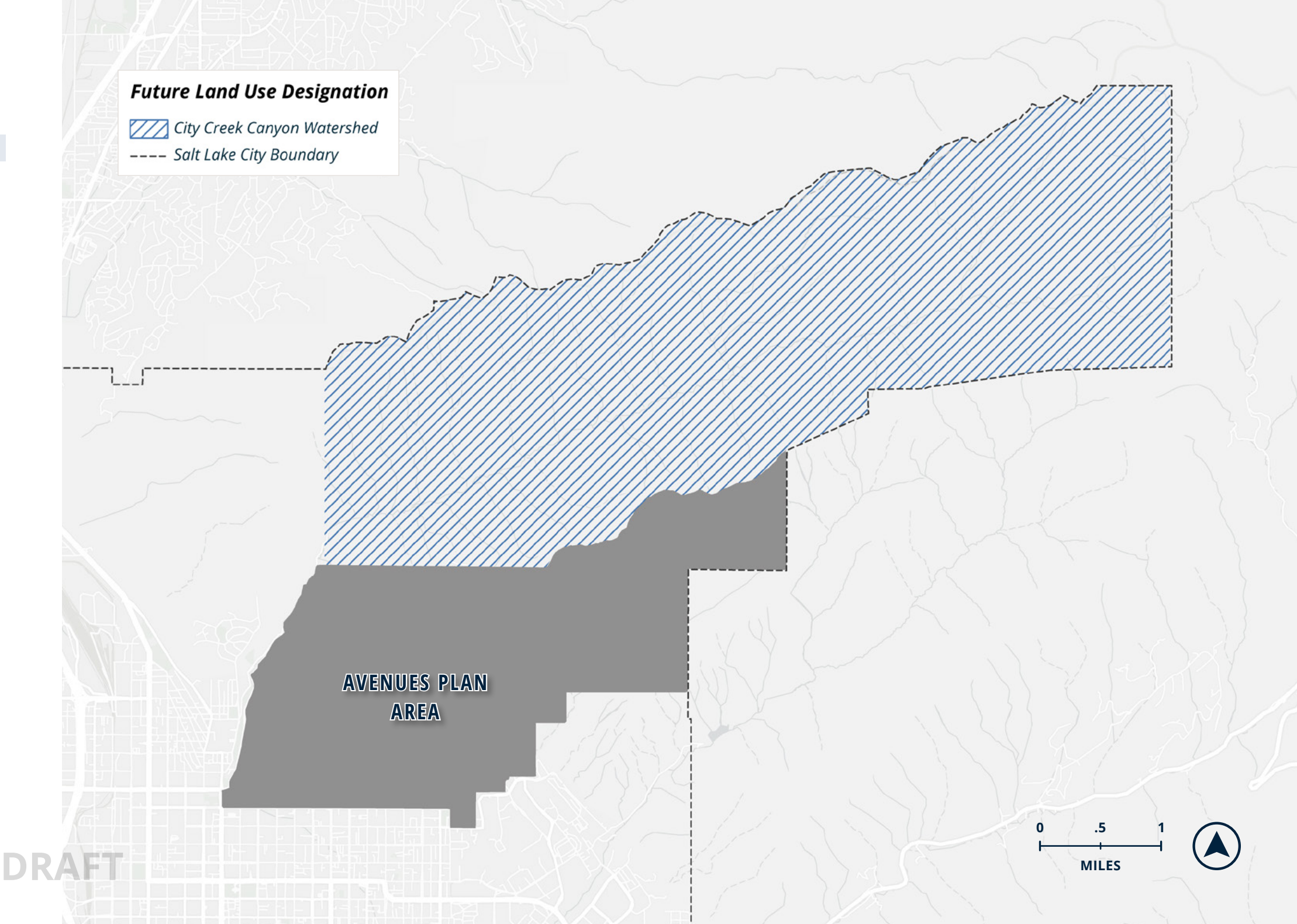
The eastern half of the canyon falls within the Avenues Community Plan area, with the City Creek waterway serving as the approximate divide between the Avenues and Capitol Hill community plan areas.

While the 1986 City Creek Plan includes a Future Land Use Plan, it does not address upper portions of the canyon. The purpose of the City Creek Future Land Use Map is to identify an appropriate land use designation for upper City Creek Canyon, in line with the policies and goals of the City Creek Plan.

CITY CREEK CANYON WATERSHED

DESCRIPTION

The **City Creek Canyon Watershed** designation prioritizes watershed protection over everything else, including recreation. Other than activities such as walking, biking, picnicking, and fishing, recreation is limited to enjoying the natural beauty of these areas. Only uses, buildings and utility infrastructure specifically approved by Salt Lake City Department of Public Utilities are allowed within this designation to ensure watershed protection.



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IMPLEMENTATION

This section describes the necessary tools for Salt Lake City to allocate resources responsibly and effectively to turn this vision into a reality.

Each initiative in the plan is given a “score” based on four resources: staff, finances, time, and community. The score indicates the relative level of resources required for each initiative and is intended to be read in context alongside the other three resource scores. These scores are intended to support prioritization, budgeting, and coordination across departments and partners over time.

Some initiatives receive two scores for a single resource, such as ‘Low/Ongoing.’ In these cases, the first score reflects the level of effort needed to establish or implement the initiative, while ‘Ongoing’ indicates that some continued involvement, even if periodic or irregular, may be needed.

The following symbols represent the score used for each initiative:

Low	Medium	Ongoing	High
			

Each score has a different meaning depending on the resource. Descriptions of each score within the context of each resource are provided below.

STAFF

Staff refers to the number of staff members and level of organizational coordination required for Salt Lake City to accomplish the given initiative.

- **Low:** Can be managed by a small number of staff members and does not require full allocation of regular working hours.
- **Medium:** Requires a team of staff within a single department or division.
- **High:** Requires a team of staff members from multiple departments or divisions.
- **Ongoing:** Part of regular staff responsibilities, either as routine day-to-day activities or as periodic monitoring and evaluation to determine whether adjustments or follow-up actions are needed. This may apply to initiatives that require an establishment phase before becoming routine, as well as those that are simply an extension of existing staff activities.

FINANCES

Finances are the costs associated with the initiative whether it is managed by the city or other public entity. More expensive initiatives are likely to involve multiple funding sources and other financial complexities that may make implementation more difficult.

While there will likely be high private investment associated with many of the initiatives, private sector investment is not reflected in the scores.

- **Low:** Requires little to no special allocation of funds. Costs are minor and can be covered through application and permit fees or existing department budgets without additional appropriation. Once complete, no continued financial commitment is expected.
- **Medium:** Requires some funding that is not ordinarily part of a department’s budget.
- **High:** Requires a large sum of money that is specifically funded from a variety of sources such as the city’s general fund, bonding, or grants.
- **Ongoing:** Requires continued financial commitment over time without a defined end date. This may include costs that are absorbed into normal department budgets and operations, or those that must be actively re-secured through maintenance costs, programming expenses, grant renewals, or periodic re-funding.

*For the Finances resource, when a score of **Low** is paired with **Ongoing**, the continued financial commitment is typically absorbed into normal department operations. When a score of **Medium** or **High** is paired with **Ongoing**, the continued financial commitment must be actively managed and re-secured over time. In some cases, ongoing funding needs may ultimately exceed the initial cost of implementation.

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TIME

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

- **Low:** Typically takes less than a year to complete. The time involved falls within required public processes, such as hearings with the Planning Commission or City Council, and permitting and business licensing.
- **Medium:** Generally takes between two and three years to complete due to the level of public involvement required and coordination needed between multiple parties, organizations or developers. They may require more than one meeting before the Planning Commission, City Council or other approval agencies. Permitting is also more variable and has a greater impact on the length of time needed.
- **High:** Generally the most time-intensive due to size, complexity, and potential public processes involved. May require creating engineering or construction documents or securing funding from other government entities, and coordination across multiple agencies such as Salt Lake City, UDOT, UTA, and property owners.
- **Ongoing:** Not tied to a specific timeline or completion date. This score may also apply to initiatives that, once established, require sustained attention or periodic re-engagement over time to remain effective.

COMMUNITY

This refers to the efforts of those who live, work or run a business in the Avenues. It can also include those living elsewhere in Salt Lake City that visit the Avenues or experience its assets. For this resource, each initiative is measured based on the level of coordination, participation, and engagement required within the community.

- **Low:** Typically involves one or two property owners or stakeholders, requires minimal coordination with other parties, and impacts a very small area. Often these are “by right” (i.e., require no public process or hearings) or require only administrative approvals.
- **Medium:** Involves more stakeholders than “low” and often includes more than neighboring property owners. Other stakeholders could include business owners and community organizations.
- **High:** May include hundreds of people with various interests associated with the initiative. Stakeholders would likely include residents, property owners, business owners, community organizations and possibly representatives of local, regional, state or federal government agencies.
- **Ongoing:** Requires continued community participation, stewardship, or re-engagement over time to remain effective – such as community stewardship programs or “friends of” groups that depend on sustained involvement.

IMPLEMENTATION MATRIX

Following is a summary of the targets and initiatives found in each section of this plan and the score for each initiative across the four resources.

NEIGHBORHOODS



2040 Targets	Baseline & Measuring Success
Increase the number and variety of community gathering spaces.	Success will be measured by the number of implemented initiatives.

Initiative	Resources			
	Staff	Finances	Time	Community
1 Support the success of existing businesses by enabling physical improvements that enhance the public realm, including reviewing and updating policies related to park strip activation for outdoor dining, seating, or retail.	○●	*●	○●	○
2 Explore creation of a play streets program to provide flexible activity spaces within the community.	○	○	○●	●●
3 Encourage neighborhood partnerships to program, activate, and maintain shared neighborhood spaces.	*●	○	○●	●●
4 Ensure inclusive access by integrating ADA-compliant features and designing gathering spaces for all ages and abilities.	○	○●	○●	○

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GROWTH

Low Medium Ongoing High

✱ ○ ◐ ●

2040 Targets	Baseline & Measuring Success
Increase the amount of land that allows for mixed-use development.	26 acres of land allows for mixed use development.
Increase 3+ bedroom units in new multi-family development.	Based on 2025 data obtained from the Salt Lake County Assessor, the number of multi-family units with 3+ bedrooms is: <ul style="list-style-type: none"> • Apartments: 145 • Condos: 189

Initiative	Resources			
	Staff	Finances	Time	Community
1 Remove zoning barriers to streamline the approval process for infill development.	✱	✱	✱	○
2 Modify zoning regulations to add a variety of housing types to accommodate all household sizes.	○	✱	✱	○
3 Make changes to the Historic Preservation Overlay to streamline the new construction process for new primary buildings without public street frontage.	✱	✱	✱	○
4 Limit growth within the wildland-urban interface and areas near the Foothills Natural Area where there is limited access.	✱	✱	✱	○
5 Identify potential infill sites as institutional land uses change and prioritize them for public-private partnerships.	○◐	✱◐	○◐	○

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HOUSING

Low Medium Ongoing High



2040 Targets	Baseline & Measuring Success
Increase the total number of households.	8,252 households
Reduce the number of cost burdened households.	Owners - A total of 20% are cost burdened:
	<ul style="list-style-type: none"> • 10% cost burdened • 10% extremely cost burdened.
	Renters - A total of 43% are cost burdened:
	<ul style="list-style-type: none"> • 22% cost burdened • 21% extremely cost burdened.

(per ACS 2019-2023 5-year estimates)

Initiative	Resources			
	Staff	Finances	Time	Community
1 Align land use designations with existing conditions to reduce the number of properties that are nonconforming.	*	*	*	○
2 Support grant and low interest loan programs for property maintenance and life and safety improvements.	*	○●	*●	*
3 Provide education and outreach opportunities to increase awareness of existing housing programs, such as the city's NOAH program.	*	*	*	*
4 Seek partnerships to support the training of tenants, property owners, and property managers on tenants' rights.	*	*	○●	●
5 Develop easy to use guides and other educational materials to encourage adaptive reuse and use of the Building Preservation Incentives in the zoning code.	*	*	*	*
6 Develop small lot housing regulations to enable development on more properties.	○	*	*	●
7 Increase housing options by changing zoning to allow a broader range of housing types in more areas.	○	*	*	●
8 Add designs that are compatible with the historic preservation overlay to the library of pre-approved ADU plans.	○	○	○	*
9 Partner with educational institutions or private entities to create a pattern book of home designs that qualify for streamlined new construction review in the historic preservation overlay.	○	○	○	*

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TRANSPORTATION & MOBILITY



2040 Targets	Baseline & Measuring Success
Increase the number of households within ¼ mile of a transit stop.	89% of households are within ¼ mile of a transit stop.
Increase bus ridership.	<p>Average monthly bus boardings per route (2018–2025 average):</p> <ul style="list-style-type: none"> Route 1- 1,542 Route 209 – 1,608 Route 223 - 320 Route F11 – 73 <p>Measuring Success: Average monthly boardings per route increase compared to the baseline average.</p>
Increase the number of households within ¼ mile of Salt Lake City's Frequent Transit Network (FTN).	71% of households are within 1/4 mi of a high frequency transit stop.
Decrease number of pedestrian, bicycle, and auto accidents.	<p>1,350 total crashes recorded from 2019–2024:</p> <ul style="list-style-type: none"> 19 involving pedestrians 23 involving bicycles 5 involving e-scooters. <p>Measuring Success: Total crashes in each subsequent five-year period are fewer than the previous five-year period.</p>

Initiative	Resources			
	Staff	Finances	Time	Community
1 Support zoning changes in areas where density and mixed use would support increased transit demand.	*	*	*	○
2 Support modifications to road design that improve the safety of all users and reduces cut through traffic.	●	●	●	●
3 Improve connections between existing bike lanes and the neighborhood byways identified in the Pedestrian and Bicycle Master Plan.	●	●	●	●
4 Implement traffic-calming measures supported by the Livable Streets Program.	○	●	○	●
5 Evaluate and improve traffic control at intersections.	○	○	○	*
6 Establish a play streets program to reduce cut through traffic.	○	○	○	●
7 Work with UTA to restore higher-frequency service and extend service hours to better connect the Avenues to high-demand destinations such as the University of Utah.	○	●	●	●
8 Support expansion of flexible bus service options in underserved areas.	○	●	●	●
9 Support transportation priorities along South Temple through enhanced road crossings and signals to improve access to and from the Avenues for bicycles and pedestrians.	○	●	●	●
10 Support installation of sidewalks on streets without them and continued sidewalk maintenance.	○	●	○	●

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Initiative	Resources			
	Staff	Finances	Time	Community
11 Support Safe Routes to School planning and implementation to reduce vehicle trips and improve safety for children.	✱	○	○◐	○◐
12 Encourage micromobility options such as identifying appropriate locations for designated scooter parking and secure bicycle parking.	○	○	●	●
13 Modify zoning regulations to allow more flexibility for off-site and shared parking arrangements.	✱	✱	✱	○
14 Identify suitable locations for new GREENbike stations, including opportunities for e-bike integration, and support their installation.	○	○	○	○
15 Identify places for street furniture installation near bus stops and along heavily used walking routes.	✱	○	○	✱

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AIR QUALITY

Low Medium Ongoing High



2040 Targets	Baseline & Measuring Success
Contribute to the reduction of citywide emissions and consumption of energy.	Success will be measured by the number of implemented initiatives.
Decrease number of daily vehicle trips.	<p>UDOT Average daily vehicle traffic (2019–2024 average)</p> <ul style="list-style-type: none"> • South Temple – 26,000 • 2nd Avenue – 11,000 • 3rd Avenue – 4,400 • 11th Avenue – 4,300 • B Street – 6,700 • E Street – 10,000 • I Street – 6,700 • Virginia Street – 8,600 vehicles Daily <p>Data is only available for listed routes; numbers reflect the segment with highest traffic volume.</p> <p>Measuring Success: Average daily vehicle traffic in each subsequent five-year period is fewer than the previous five-year period.</p>
Increase tree canopy coverage.	Tree canopy coverage in the community is 85%

Initiative	Resources			
	Staff	Finances	Time	Community
1 Reduce zoning barriers to installing solar panels and energy efficient mechanical systems.	*	*	*	*
2 Expand City tree data to include information about the conditions of vacant planting locations such as park strip dimensions and soil volumes needed to support tree growth.	*○	*	○	*
3 Explore partnerships focused on incentive-based solutions for new tree establishments on both public and private property.	*○	○	○○	●○
4 Encourage alternate modes of transportation and support improvements and expansions to transit, bicycle, and pedestrian infrastructure to reduce car dependency and vehicle miles traveled.	○	●	●	○
5 Educate on best practices for making historic buildings more energy efficient.	○	*	○	*
6 Promote use of historic tax credits for updating mechanical systems to be more energy efficient.	○	*	○	*
7 Support the Building Preservation Incentives through educational materials and outreach.	○	*	○	*
8 Promote programs that lower the cost of public transportation through increased education and outreach.	○	*	○	*

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NATURAL ENVIRONMENT



2040 Targets	Baseline & Measuring Success
Adopt the Natural Open Space zoning district for properties within the Foothills Natural Area.	No properties within the Foothills Natural Area are currently zoned Natural Open Space. Measuring Success: The Natural Open Space zoning district is adopted for properties within the Foothills Natural Area.
Increase the number of maintained miles of existing trails in the Foothills Natural Area trail network.	14 miles of unmaintained trails currently exist within the Foothills Natural Area; these trails likely require rehabilitation and maintenance before being incorporated into the planned trail network, when fully built-out.

Initiative	Resources			
	Staff	Finances	Time	Community
1 Develop specific management plans for East City Creek & Upper Avenues and Perry's Hollow, Twin Peaks and Dry Creek and support implementation of recommendations in the plans.	○	○	●	●
2 Identify and direct funding for city acquisition of sensitive lands and infrastructure investment.	○	●	◐	●
3 Identify properties in the Foothills Natural Area where a Natural Open Space zoning district should be applied.	✱	✱	✱	✱
4 Expand Salt Lake City Public Lands Park Ranger program to enforce protective ordinances, educate park users, and safeguard public land assets from damage and abuse.	○	◐◐	◐	○
5 Identify critical habitats and habitat study areas and formally designate them for preservation.	○	✱	✱	○

Initiative	Resources			
	Staff	Finances	Time	Community
6 Modify the Natural Open Space zoning district to ensure allowed uses are appropriate for natural lands and the provisions adequately address protection of these areas and designate properties within the Foothills Natural Area with this zoning district.	✱	✱	✱	✱
7 Modify zoning ordinance sign regulations to enable creation of a more responsive sign system as recommended in the Salt Lake City Parks, Open Space and Trail Signage Guidelines.	✱	✱	✱	✱
8 Increase education and community-based stewardship of natural lands.	◐◐	✱	◐	●◐
9 Support fire safety education and encourage community members in WUI areas to get a free wildfire property assessment from Salt Lake City Fire Department.	◐◐	✱	◐	○
10 Promote awareness of the names of fire evacuation zones within the community in the event evacuation is necessary during a wildland fire.	✱◐	✱	◐	○

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PARKS & RECREATION

Low Medium Ongoing High



2040 Targets	Baseline & Measuring Success
Increase the number of miles of new trails in the Foothills Natural Area trail network.	14 miles of existing trails in the Foothills Natural Area trail network.
Increase connections and ease of access between parks, open space, and trails.	<p>For the purpose of this target, connections are measured in terms of wayfinding – connecting people to information about nearby parks, trails, and public spaces – and ease of access, including traveling to and between them.</p> <p>Wayfinding: No existing wayfinding directing people to nearby parks, trails, and public spaces (e.g., “Just 5 minutes from here” signage).</p> <p>Multi-use paved paths/trails: 7 miles of multi-use paved paths/trails.</p> <p>Access points (maintained entry points to parks, open spaces, and trailheads):</p> <ul style="list-style-type: none"> • 25 access points into parks and open space • 12 trailheads/trail access points

Initiative	Resources			
	Staff	Finances	Time	Community
1 Strengthen park and trail connectivity by supporting the development of urban trails, linear recreation corridors, and neighborhood byways that link parks, open spaces, and the citywide trail system.	●	●	●	●
2 Expand and diversify trail experiences by developing a mix of shared-use, directional, and use-specific trails that serve hikers, cyclists, and users of varying skill levels.	●	●	●	●
3 Improve navigation and access through cohesive wayfinding systems for parks, trails, and key connections.	○	○	○	○
4 Pursue partnerships that provide shuttle service from specific meeting areas to trailheads to reduce traffic impacts on surrounding neighborhoods.	*	○●	○●	●
5 Provide flexible small-scale pop-up park amenities such as picnic tables, lounging chairs, games, equipment and other additions that respond to community open space needs.	*	○	*●	○
6 Identify underutilized areas within parks for programming and develop a coordinated park programming strategy that includes community-led events, cultural programming, and recreational activities across parks and open spaces.	○	○	●	○
7 Update zoning regulations to allow for small commercial amenities in appropriate parks and public spaces.	*	*	*	○
8 Upgrade aged park amenities to improve comfort and accessibility and support users of all ages and abilities.	○	○	●	○

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BEAUTIFUL CITY

2040 Targets

Reinforce and preserve community character and a strong sense of place.

Baseline & Measuring Success

Success will be measured by the number of implemented initiatives.

Low Medium Ongoing High



Initiative	Resources			
	Staff	Finances	Time	Community
9 Enhance the City Cemetery as a multi-functional open space by investing in infrastructure and improvements that support recreation, education, and cultural use.	○	●●○	●	●
10 Improve park safety through lighting and design elements.	✱	○	✱○	✱
11 Expand and formalize community stewardship programs, including donations, sponsorships, and adoption initiatives (e.g., Adopt-a-Park, Adopt-a-Trail, or Adopt the Outdoors), as well as memorial asset programs (trees, benches, etc.) and “Friends of” groups, to support public lands investment, ongoing maintenance, and community-led programming.	○	✱	○	●●○
12 Advance sustainable landscape practices by increasing water efficiency, incorporating adaptive plantings, and enhancing biodiversity across parks and open spaces.	○	○	○●○	✱
13 Implement a park-specific tree succession and canopy management strategy to sustain and expand tree cover, prioritize long-term ecosystem health, and ensure continuous shade, habitat, and resilience within park landscapes.	✱	✱○	○●○	✱

Resources

Initiative	Staff	Finances	Time	Community
1 Develop a streetscape tree succession and biodiversity strategy to preserve iconic tree-lined corridors, enhance visual continuity, and diversify species and age distribution across the public realm.	✱○	✱○	○●○	✱
2 Continue supporting the City’s park strip tree planting program and increase community awareness and education to engage the community in caring for street trees.	✱○	✱○	○	○●○
3 Inventory and document historic features in public spaces and create a plan to guide preservation, maintenance, and infrastructure improvements.	○●○	○●○	○●○	○
4 Support preservation education and stewardship programs related to historic features in public spaces.	✱○	✱○	○	○●○
5 Improve pedestrian comfort and safety in key areas –such as along neighborhood byways and main bus routes—with lighting, seating, shade, water fountains, and other pedestrian oriented amenities.	○	●	●	○
6 Create and implement a comprehensive wayfinding strategy that integrates cohesive signage and placemaking elements to clearly guide people to local destinations while fostering neighborhood recognition and a strong sense of identity.	○	○	○	○
7 Identify neighborhood gateways and opportunities for placemaking elements around gateways that reflect the Avenues’ identity.	○	○	○	○

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PRESERVATION

Low Medium Ongoing High

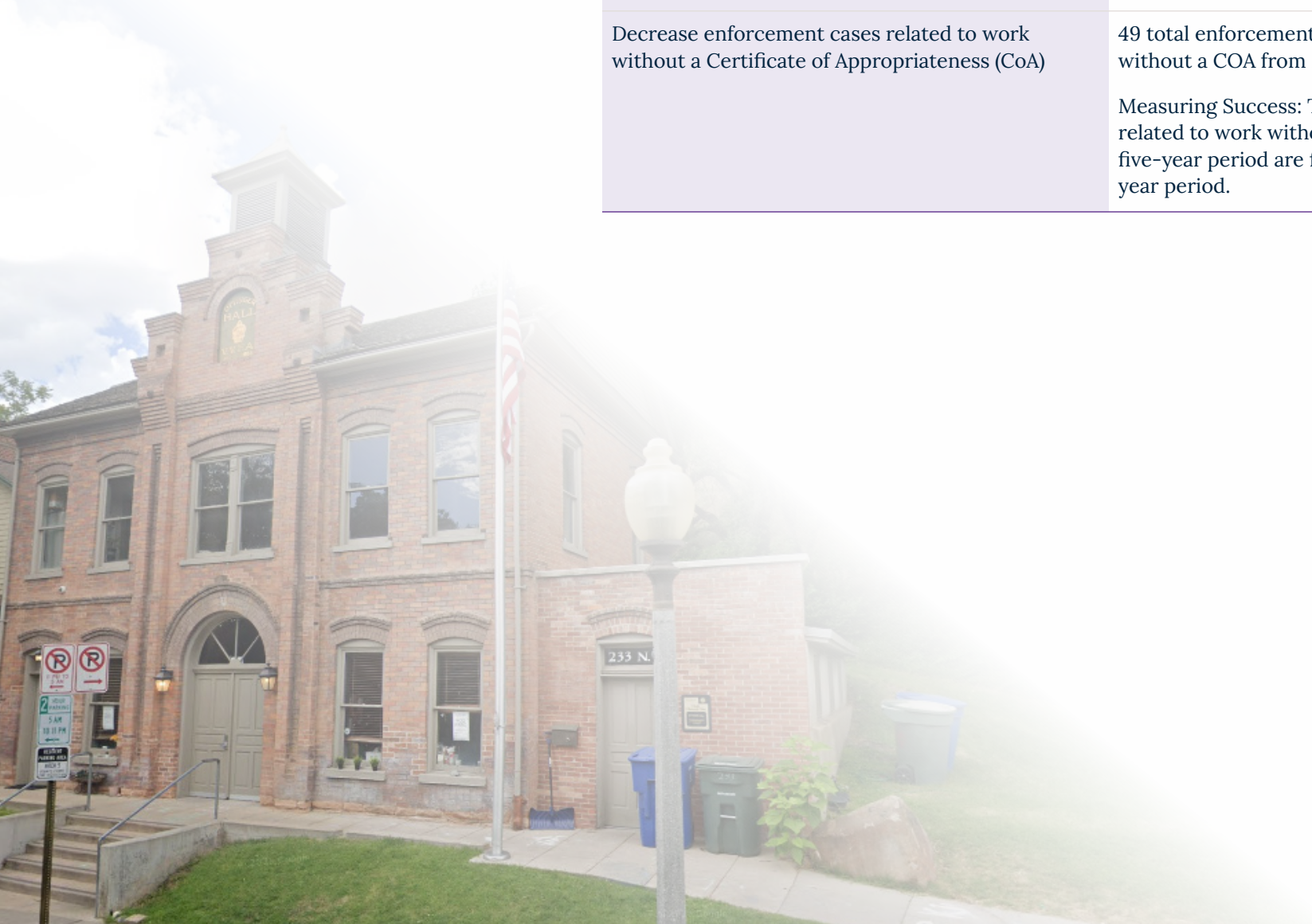


2040 Targets	Baseline & Measuring Success
Nominate the City Cemetery to the National Register of Historic Places.	Success will be measured by completing all necessary documentation and submitting a National Register Nomination to the Utah State Historic Preservation Office. Final listing on the National Register of Historic Places is at the discretion of the National Park Service.
Decrease enforcement cases related to work without a Certificate of Appropriateness (CoA)	49 total enforcement cases related to work without a CoA from 2021-2026. Measuring Success: Total enforcement cases related to work without a CoA in each subsequent five-year period are fewer than the previous five-year period.

GENERAL INITIATIVES

Initiative	Resources			
	Staff	Finances	Time	Community
1 Increase public knowledge, appreciation, and involvement in historic preservation through educational programs, workshops, informational mailings, school curricula, and participation in community events.	*D	O	D	O
2 Provide hands on preservation training opportunities for community members through City funded workshops such as historic window or masonry repair.	O D	O D	D	H D
3 Highlight successful preservation projects through tours, case studies, and other outreach tools to demonstrate positive outcomes.	*D	*D	*D	O
4 Incorporate story telling elements of community history through tours, interpretive signs, art, or other similar installations and activities.	O D	O	O	O
5 Promote adaptive reuse and the retention of older building stock by increasing awareness of building preservation incentives and identifying properties that may benefit from their use.	D	*D	D	*
6 Identify properties that are worthy of being individual historic landmarks but are not officially designated and help property owners add their property to the National Register and/or local register.	*D	*	*D	*

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CITY CEMETERY INITIATIVES

Initiative	Resources			
	Staff	Finances	Time	Community
1 Conduct additional historic inventories and assessments that are needed for nomination to the National Register of Historic Places and to inform future management and maintenance.	○●	○	○	✱
2 Support development of a comprehensive Preservation Management Plan.	○●	○	○	✱
3 Identify opportunities and support strategies to address long term financial stability.	○●	○●	●	○●
4 Make information about activities and resources more available to the public.	✱●	✱	●	●
5 Explore opportunities for programmed events like birdwatching, stargazing, movies, themed tours, etc.	○●	○●	✱●	●
6 Create a comprehensive strategy to prioritize maintenance and repair of historic structures and elements as well as infrastructure including roads and maintenance facilities.	○●	○	○●	✱
7 Increase opportunities for public use by making zoning updates that allow for more services and amenities.	✱●	✱	✱●	○



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ARTS & CULTURE

Low Medium Ongoing High



2040 Targets

Increase the number of opportunities for the community to engage in neighborhood arts and cultural events.

Increase public art in the community.

Baseline & Measuring Success

2 annual arts and culture events:

- Avenues Street Festival
- Open Studios

12 works of public art:

- “High Water” in Popperton Park
- An untitled etched glass installation at the 11th Avenue fire station
- 10 bike rack murals – 6 at Bonneville Boulevard Trailhead and 4 at Popperton Park Trailhead

Low Medium Ongoing High



Resources

Initiative	Staff	Finances	Time	Community
1 Continue support for the Avenues Street Fair and identify additional arts and cultural events throughout the year to strengthen community ties.	*🟡	*	*🟡	🟡🟡
2 Continue supporting education and neighborhood appreciation through programs and partnerships that offer activities such as historic tours, and public materials that showcase the Avenues.	*🟡	*	*🟡	🟡🟡
3 Identify priority locations for public art and support efforts to pursue private and public partnerships to implement those projects.	🟡🟡	*	*🟡	🟡🟡
4 Explore opportunities to incorporate transit-art in the Avenues that include historic elements reflective of the community’s historic culture.	🟡	🟡	🟡	🟡
5 Provide opportunities to advance and showcase artistic works of the community such as annual events like Avenues Open Studios, neighborhood mini art museums and exchanges, and gallery strolls.	*🟡	🟡	🟡	🟡🟡
6 Collaborate with artists or arts organizations to provide free art workshops that appeal to a variety of age groups in spaces such as public libraries and neighborhood parks.	*🟡	🟡	🟡	🟡🟡
7 Continue supporting city-funded arts grant programs and encourage community members and organizations to apply for available funding.	*🟡	🟡🟡	*🟡	🟡
8 Support repair and maintenance of existing public works of art.	*	🟡🟡	🟡	*
9 Provide technical assistance to community members, neighborhood groups, and organizations with applications for the Salt Lake City Capital Improvement Program (CIP) to fund public infrastructure projects that include an art component.	🟡🟡	🟡	🟡	🟡🟡
10 Update zoning regulations to allow setback encroachments for art on private property.	*	*	*	*

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EQUITY



2040 Targets	Baseline & Measuring Success
Increase the percentage of households within a 15-minute walk of services and amenities.	Percentage of households within a 15-minute walk of services and amenities: <ul style="list-style-type: none"> • Parks: 100% • Retail: 88.7% • Pharmacies: 91.6% • Trax Stops: 37% • Schools: 98.1% • Trails: 73.5% • Restaurants: 91.9% • Healthcare: 93.3% • Bus stops: 99.9% • Offices: 89.2% • Recreation: 96.4% • Grocery Stores: 71.3% • Hospitals: 95.5% • Childcare: 76.7% • Libraries: 63.6% (2025, Walkable SLC Data)
Increase the number of dwellings that are available to households at or below 80% AMI.	52 total dwellings available at or below 80% AMI. <ul style="list-style-type: none"> • 40% AMI – 2 dwellings • 50% AMI – 28 dwellings • 80% AMI – 22 dwellings

Initiative	Resources			
	Staff	Finances	Time	Community
1 Align zoning to support redevelopment of the LDS Hospital campus into a mixed-use area to increase the number of households within walking distance to key services and daily needs.	✱	✱	✱	●
2 Improve pedestrian network throughout the neighborhood by supporting the ADA Self-evaluation and Transition Plan, which outlines goals for improving sidewalk conditions, curb ramps, and park facilities to meet accessibility standards.	✱○	○●	○●	○●
3 Modify zoning to allow an increase in mixed-use and small-scale commercial uses throughout the neighborhood to increase access to services and amenities.	✱	✱	✱	○



ECONOMY



2040 Targets	Baseline & Measuring Success
Increase the amount and types of neighborhood serving businesses.	19 active neighborhood serving businesses: <ul style="list-style-type: none"> • 9 retail/service • 4 coffee shops • 6 restaurants

Initiative	Resources			
	Staff	Finances	Time	Community
1 Adopt zoning policies that support neighborhood businesses where appropriate and as indicated on the future land use map.	*🕒	*	*🕒	○
2 Align zoning designations to support existing neighborhood businesses and properties with a history of commercial use.	*	*	*	○
3 Update zoning ordinance provisions to allow Accessory Commercial Units (ACUs).	*	*	*	○
4 Amend nonconforming use regulations to allow buildings with former commercial uses in residential zoning districts to be re-established.	*	*	*	○
5 Identify adjustments that can be made to the zoning incentives for adaptive reuse to expand and improve their usability.	*🕒	*	*🕒	*
6 Increase awareness of City economic development tools through education and outreach.	*🕒	*	*🕒	*
7 Identify and remove regulatory and permitting barriers to holding pop-up markets, events, and seasonal uses.	*🕒	*	*🕒	*
8 Support the development of incentives and programs that prioritize ownership, affordability, and the establishment of new businesses.	○🕒	○🕒	*🕒	*

GOVERNMENT



2040 Targets	Baseline & Measuring Success
Increase public participation in government processes.	Success will be measured by the number of implemented initiatives.

Initiative	Resources			
	Staff	Finances	Time	Community
1 Utilize interactive tools and digital engagement platforms to increase public involvement.	*🕒	🕒	🕒	*
2 Provide public facing materials in multiple languages based on community needs.	*🕒	🕒	🕒	*
3 Increase partnerships with schools, libraries, and learning institutions to expand civic knowledge and awareness of citywide issues.	○🕒	*🕒	🕒	○🕒
4 Design engagement opportunities that consider time, location, and format to ensure convenient and accessible opportunities for broad participation.	*🕒	*🕒	🕒	*
5 Increase presence and participation of city employees and elected officials at local events and community meetings.	*🕒	🕒	🕒	*

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WATER CONSERVATION AND LAND USE PLANNING



2040 Targets	Baseline & Measuring Success
Contribute to reducing Citywide per capita water use.	Success will be measured by the number of implemented initiatives.
Zone unzoned properties within City Creek Canyon to protect watershed.	Upper City Creek Canyon is currently unzoned. Measuring Success: An appropriate zoning district is adopted for upper City Creek Canyon to ensure watershed protection and address the needs of Salt Lake City Public Utilities.

Initiative	Resources			
	Staff	Finances	Time	Community
1 Update zoning regulations to allow smaller lot sizes, a mix of residential building types in more areas, and development patterns that support efficient water use.	○	*	*	○
2 Reduce municipal water use by implementing conservation measures in City facilities and operations.	*	○	○	*
3 Identify and prioritize City-owned properties for landscape transformations.	*	● ○	* ○	*
4 Complete WaterMAPS™ and indoor water efficiency assessments on all City properties and implement recommended improvements.	*	○	○	*
5 Support community programs, school partnerships, and regulations that educate and encourage efficient water use, reduce waste, and promote sustainable landscaping practices.	* ○	* ○	○	● ○
6 Support upgrades and programming for the Greater Avenues Conservation Garden, including improved irrigation and landscape features, updated educational materials and on-site learning opportunities.	○	○	○ ○	○ ○
7 Support rebate programs, grants, incentives, and tools that help water users manage consumption and implement conservation measures.	*	○ ○	○	*
8 Create a zoning district that will be applied to City Creek Canyon and surrounding sensitive lands to ensure watershed protection and address public utility operations.	*	*	*	*

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