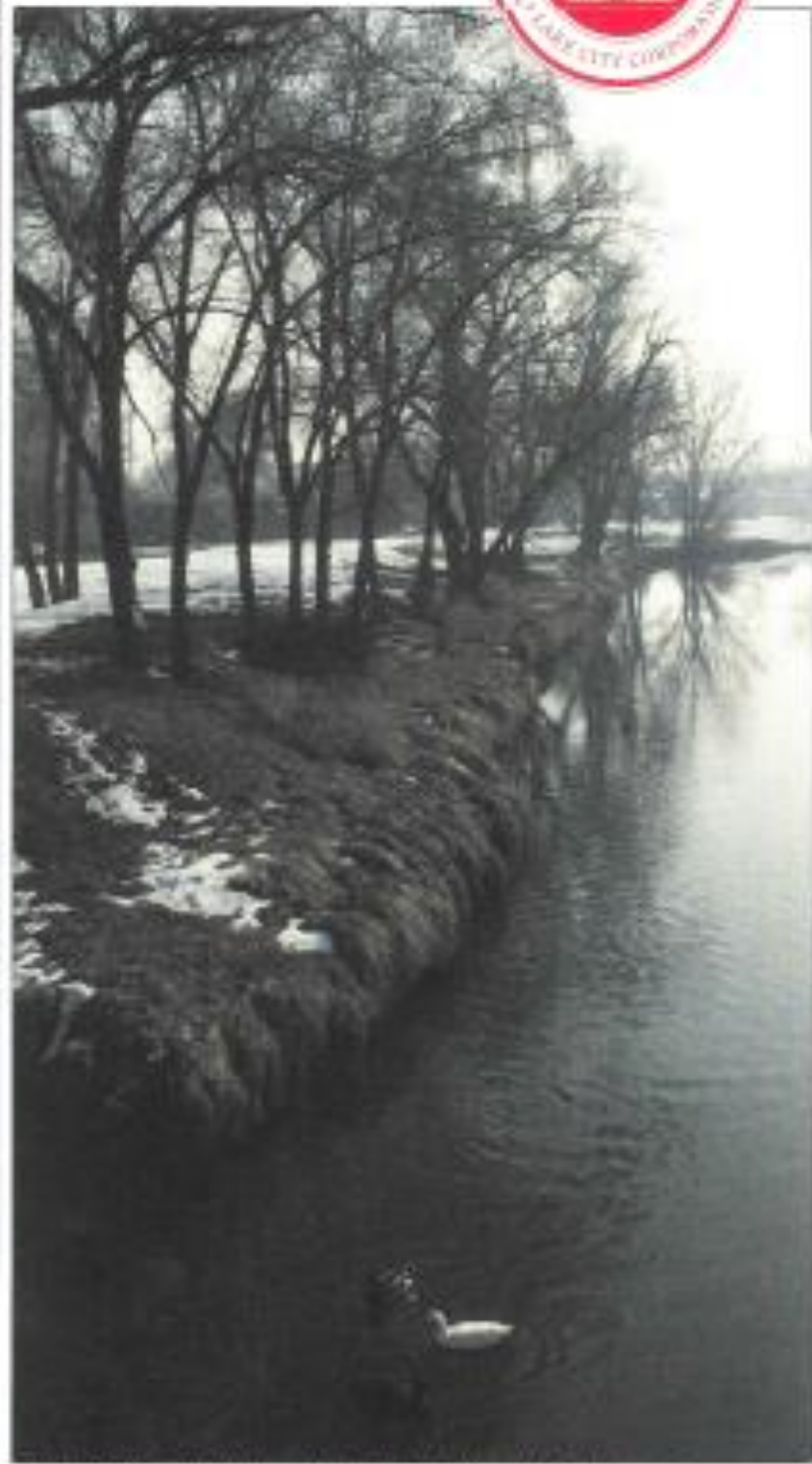




NORTHWEST COMMUNITY PLAN UPDATE

NORTHWEST JORDAN RIVER/AIRPORT



Introduction

Purpose of Plan

The Northwest Community Master Plan Update expands and updates the 1980 Northwest Community Master Plan. It does not replace it. Both documents will represent the City's comprehensive perspective on future development of the Northwest Community. The plan update serves as a tool to inform and guide the implementation of the 1980 Community Master Plan. The plan update reviews current policies and identifies necessary changes or actions to better implement the plan. Amendments to the 1980 plan were basically through the elimination of existing land use conflicts. The update plan adds four elements not in the 1980 plan. The new elements are: updated housing, energy conservation, capital improvements, and commercial redevelopment.

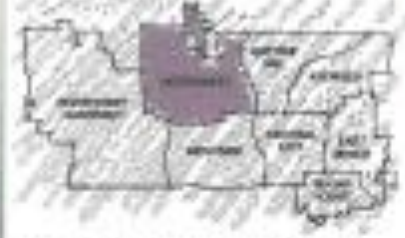
Area of Study

The boundary between the Northwest and Capitol Hill communities has changed since the 1980 Master Plan was first adopted. It was located along the Jordan River, but is now Interstate 26. The boundary previously in the Capitol Hill Community is now in the Northwest Community. The area includes 1,000 acres of mostly undeveloped land south of the Rose Park Golf course located in traffic zones 1100 and 1140 of Census Tract 1. Because the boundary change is a geographic isolation from Capitol Hill and the fact that development would mainly impact the Northwest Community.

Amendments to the plan to the west of Salt Lake City have also affected the boundary of the Northwest Community. Since 1980, the City has acquired 40,000 acres of vacant land west of the airport. Because of the size of this area and its unique environmental conditions it will become an independent planning community. A separate plan for this area is being prepared.

Goal of the Existing Plan

Most existing land use patterns are not expensive changes. Established policies and programs are needed to eliminate land use conflicts in developed areas and direct new growth to areas of anticipated development. The goal of the Northwest Plan is to improve the living and working environment in the community.



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The Jordan River is an important resource to the neighborhoods and towns of the Northwest Community.

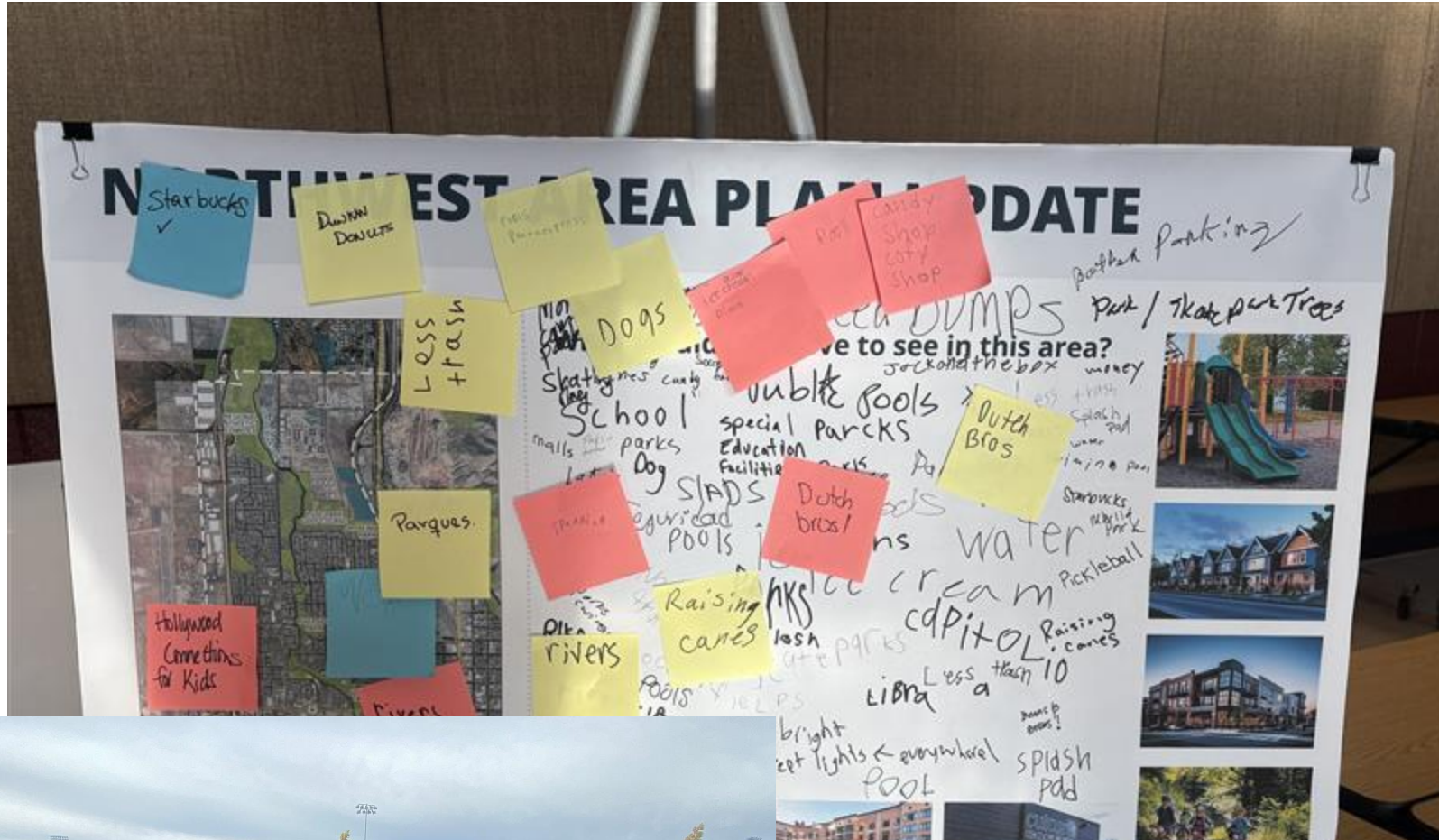
OVERVIEW & PURPOSE OF THE COMMUNITY PLAN

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

The purpose of the plan is to:

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

COMMUNITY ENGAGEMENT



Initial Engagement Phase (Spring 2025):

- 9 Community events
- 6 stakeholder interviews
- 147 survey responses

Draft Plan outreach (Fall/Winter 2025):

- Monster Block Party
- Culture Coffee
- Northwest Recreation Center
- Westside Coalition

WHAT WE HEARD

The Northwest Community has a ton of families with kids. We need more housing designed with families in mind.

I would want changes that encourage and support the beautiful diversity of this neighborhood. I don't want minorities to feel pushed out due to rising prices or gentrification

The Jordan River Trail has devolved into a hazardous zone.[...] The safety and sanctity of our community, eroded over five years of inaction, must be restored now.

I would love to take public transportation rather than my car, but it often triples or quadruples travel time.

NORTHWEST DRAFT PLAN

Guiding Principles:

- **Neighborhoods**
- **Growth**
- Housing
- **Transportation & Mobility**
- Air Quality
- **Natural Environment**
- **Parks & recreation**
- **Beautiful City**
- Preservation
- Arts & Culture
- Equity
- Economy
- Government
- Water Smart Utah
- **North Temple Station Area Plan**
- **Future Land Use Map**
- Implementation Matrix

Salt Lake City // Planning Division



PLANNING DIVISION

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SCAN ME

NEIGHBORHOODS

2040 TARGETS:

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

PROPOSED INITIATIVES

- Support the city's public safety plan.
- Conduct an audit of the lighting in parks, alleys and high trafficked corridors and prioritize improving lighting in areas with the greatest public safety concerns.
- Remove zoning barriers to establishing small-scale services and amenities in residential zones that increase access to essential services.



GROWTH

2040 TARGETS:

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

SOME PROPOSED INITIATIVES

- Modify zoning regulations to increase a broad mix of housing types, specifically 3+ bedroom that are available for rent or purchase
- Ensure the zoning near the Power District permits a diverse mix of housing, retail and open space in anticipation of population growth and high volume of daily visitors



TRANSPORTATION & MOBILITY

2040 TARGETS

- Increase the percentage of dwelling units within a ¼ mile of a bus, transit stop or protected bike lane
- Decreased number of pedestrian, bicycle, and auto accidents
- Support Transportation Division's efforts related to curbside management for responsibly accommodating both on-street parking and other evolving demands of the City's curb space

SOME PROPOSED INITIATIVES

- Support traffic calming measures that align with Connect SLC and Livable Streets
- Assist in creative solutions to improve safety, comfort, and access for pedestrians and bicyclists to get over, across, or under railroads.
- Integrate first/last mile improvements such as bike share and scooter rentals
- Support implementation of recommendations from the SLC West-East Connections Study



NATURAL ENVIRONMENT

2040 TARGETS

- Increase the urban tree canopy
- Increase linear feet of river restoration
- Promote community investment in the Jordan River Parkway Trail and Folsom Trail

SOME PROPOSED INITIATIVES

- Implement low-impact design for stormwater management along the Jordan River to improve water quality
- Support the initiative to daylight a portion of City Creek along the Folsom trail
- Educate residents on the costs of tree irrigation and offer information on which species are low-water-use
- ...And many others



PARKS & RECREATION

2040 TARGETS

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

SOME PROPOSED INITIATIVES

- Implement CPTED principles and improve safety features within parks, and along the Jordan River, to increase real and perceived safety, including features like lighting, where needed
- Upgrade aged park amenities to increase comfort and level of service for a variety of types of needs and abilities
- Implement bilingual and universal wayfinding signage along and towards the Jordan River Trail, Folsom Trail, and nearby parks consistent with the Public Lands Bilingual Signage Standard
- Add types of uses and activities to parks to encourage year-round activity



BEAUTIFUL CITY

2040 TARGETS

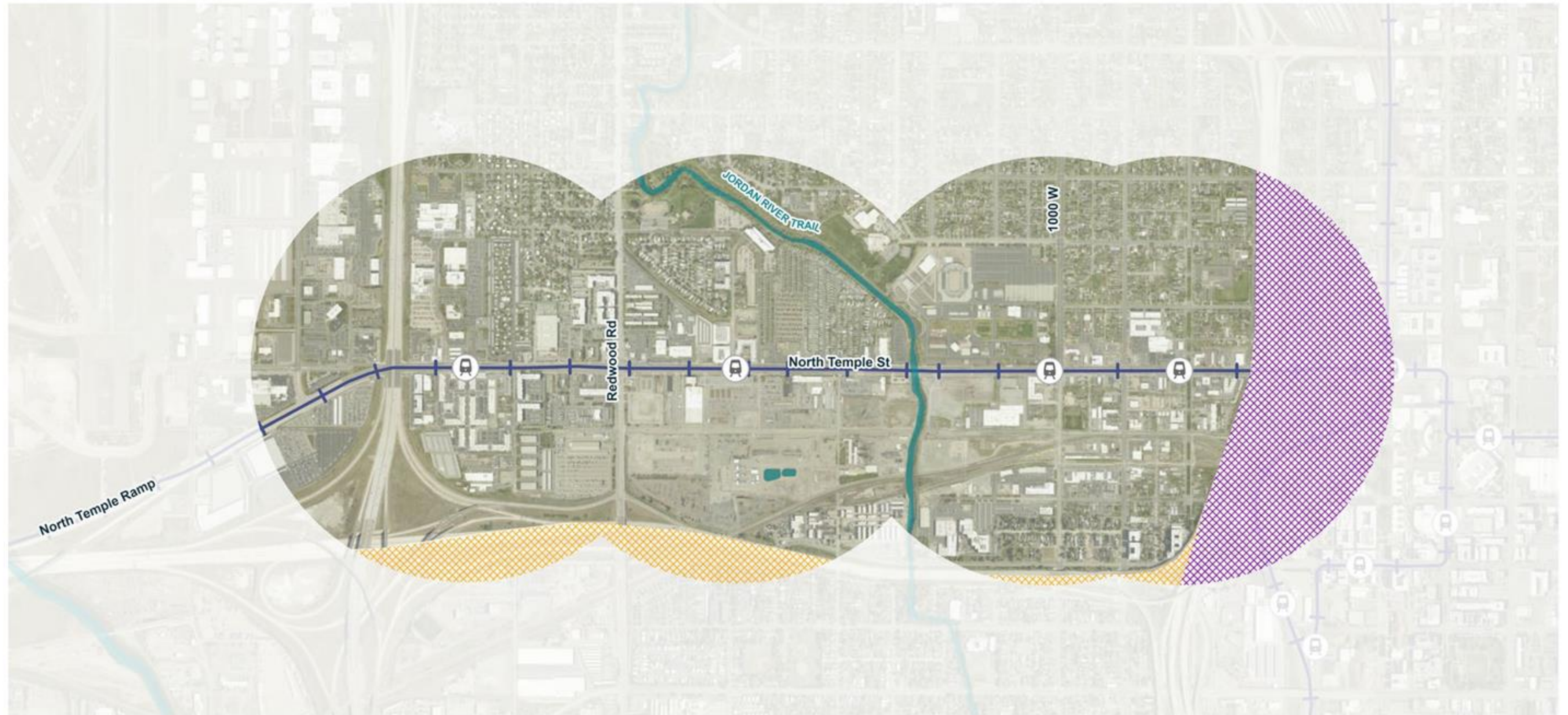
- Increase efforts to activate the Jordan River and Folsom Trails
- Establish visually attractive and distinct gateways into the Northwest Community

SOME PROPOSED INITIATIVES

- Identify streets in the Northwest neighborhood that could serve as key gateways into the Northwest Community that consider the culture and unique characteristics of each neighborhood.
- Explore incorporating art features into city-funded projects.
- Include activation requirements for development near the Jordan River and along Folsom Trail, requiring elements such as river-facing windows and doors, riparian corridor-friendly landscaping, and outdoor amenities



NORTH TEMPLE STATION AREA PLAN



— Rail Lines  Rail Stops  Downtown Plan  West Salt Lake Plan

North Temple Station Area Boundaries

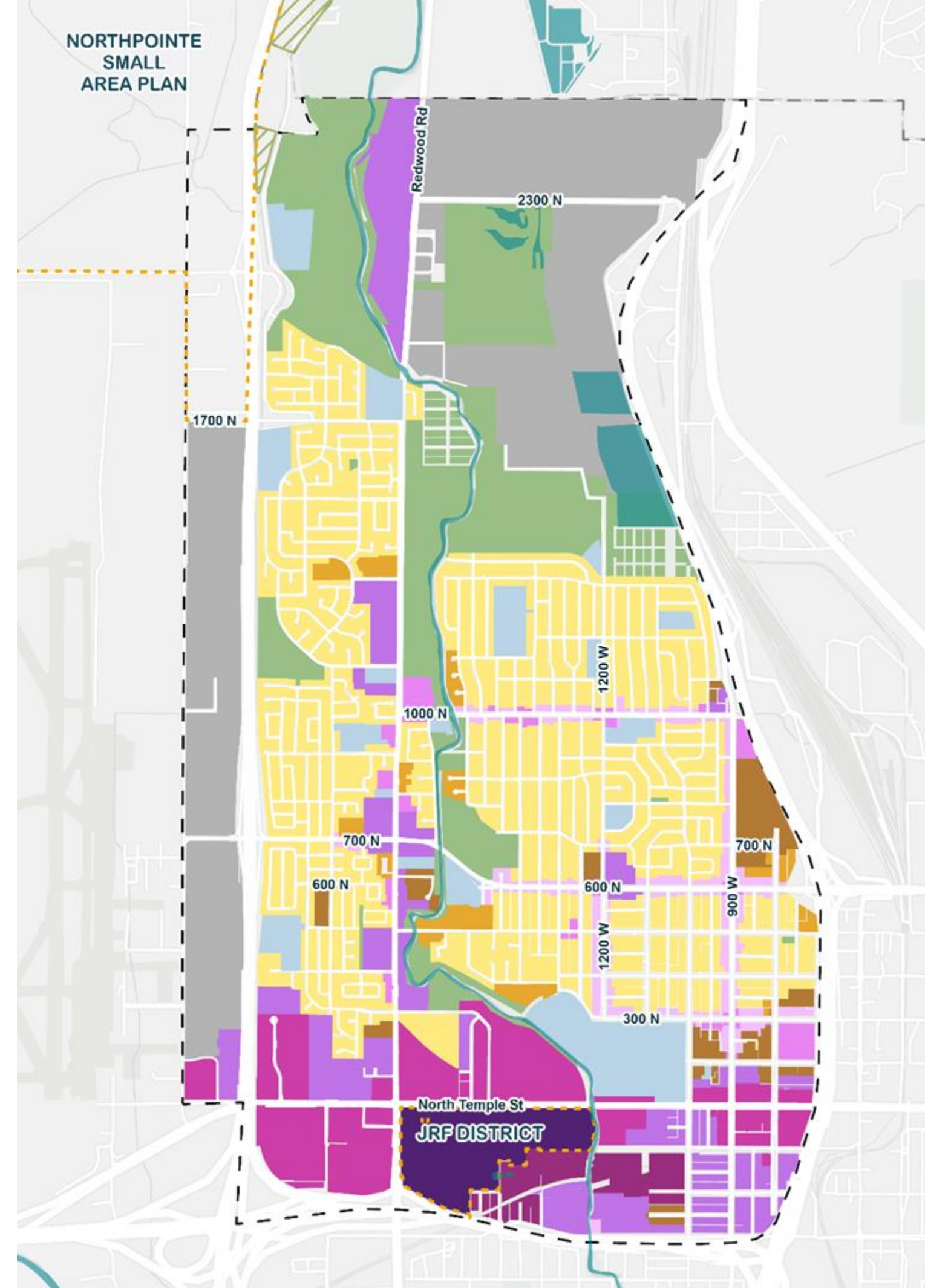
FUTURE LAND USE MAP

WHAT THIS MAP DOES

- Shows a vision for future planning
- Has a future land use categories, which describe what may be considered if zoning changes
- Show possibilities, not guaranteed changes

WHAT THIS MAP DOESN'T DO

- Rezone property (can only be done through a Map Amendment process)



FUTURE LAND USE GUIDING PRINCIPLES

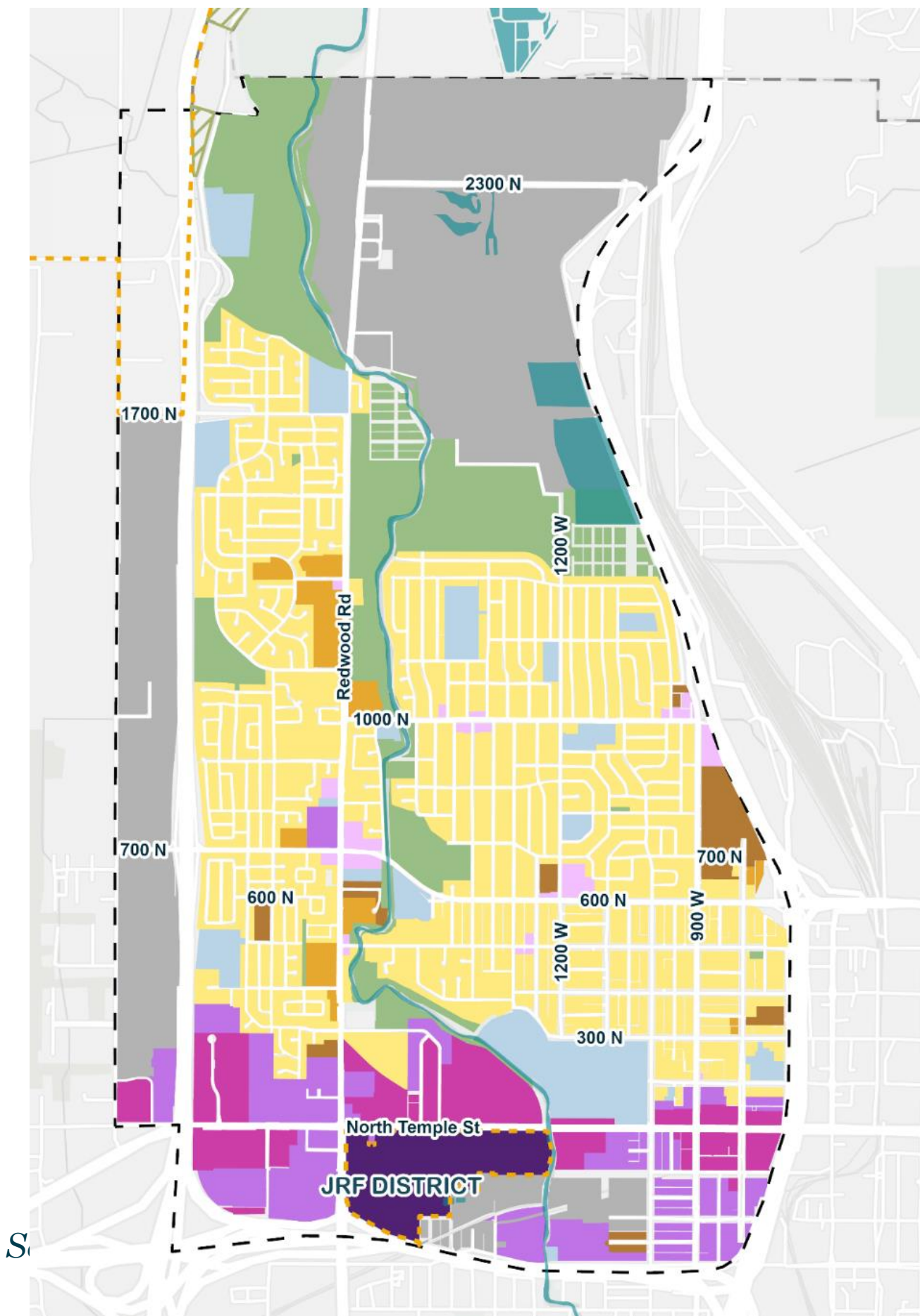
- Enhance and Activate Identified Corridors as Vibrant Areas
- Encourage New Infill Housing Development
- Activate Jordan River Parkway Trail and Folsom Trail



- Protect the Riparian Corridor
- Utilize Moderate Density to Buffer Higher Intensity Mixed Use
- Encourage Commercial Development Throughout the Area



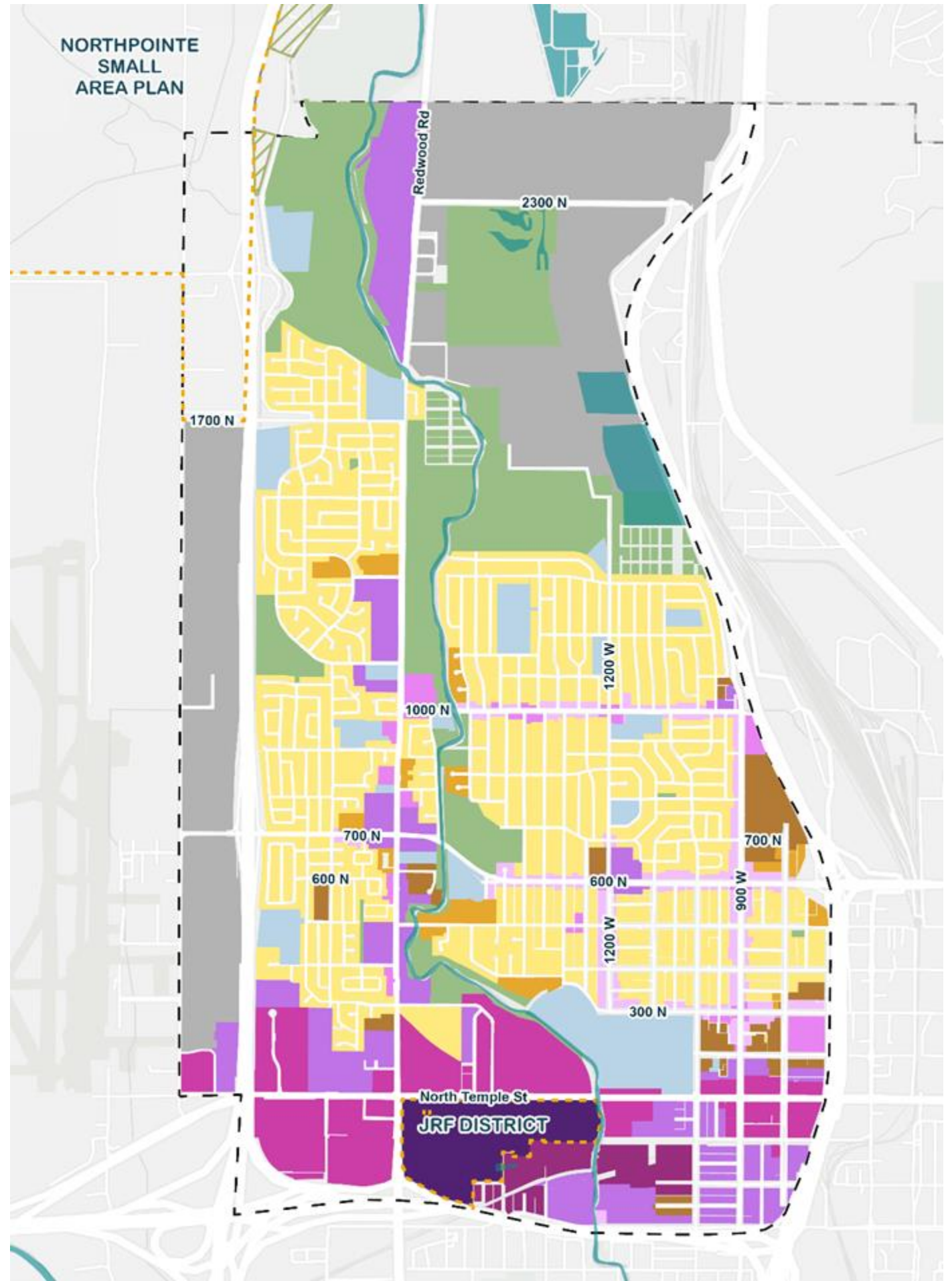
EXISTING LAND USE



Future Land Use Designations

- Low-Medium Density Residential
- Moderate Density Residential
- Moderate-High Density Residential
- Neighborhood Mixed Use - Low Scale
- Neighborhood Mixed Use - Medium Scale
- Community Mixed Use
- Regional Mixed Use
- Urban Neighborhood Mixed Use
- Urban Core Mixed Use
- Institutional and Public Lands
- Parks and Open Space
- Industrial/Manufacturing
- Special Purpose Designation - Agriculture
- Special Zoning Areas

FUTURE LAND USE



NEXT STEPS



Edits/Draft Update

The team will incorporate the community feedback on the draft plan throughout Nov and Dec



Adoption Process

Planning Commission Public Hearing//January 28, 2026

Planning Commission Recommendation//2026

City Council//2026



READY TO LEARN MORE?



Contact us : Northwestplan@slc.gov



QUESTIONS AND COMMENTS



HOUSING

2040 TARGET:

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

PROPOSED INITIATIVES & POLICIES

- Consider requiring large housing developments to provide family sized housing.
- Remove zoning barriers to support a broad mix of infill housing types
- Focus higher density housing near transit stops



ECONOMY

2040 TARGETS

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

SOME PROPOSED INITIATIVES

- Allow previous commercial buildings in residential-zoned neighborhoods to re-establish commercial/retail use
- Ensure zoning regulations result in pedestrian friendly spaces and amenities that facilitate social interaction
- Explore opportunities for Accessory Commercial Units (ACU's)



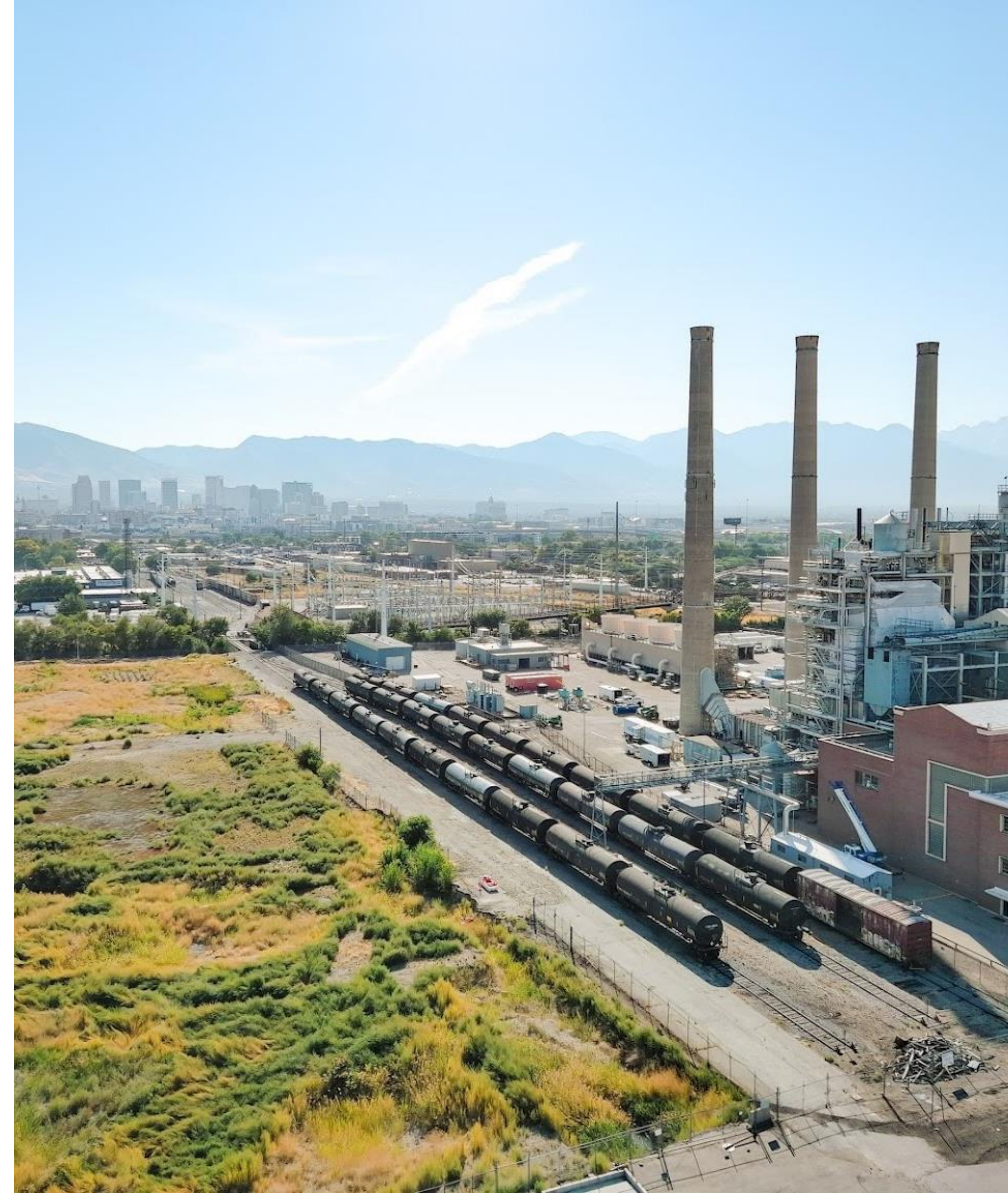
AIR QUALITY

2040 TARGETS

- Reduce emissions
- Increase the number of actions to address the harmful impact of existing polluters
- Support transitions to clean energy sources

PROPOSED INITIATIVES

- Increase the tree canopy through landscaping requirements and protections for mature shade trees to help filter pollutants.
- Reduce industrial and manufacturing uses in the area to mitigate harmful impacts.
- Implement increased land use buffers along highways, major roadways and between sensitive uses and heavy polluters.



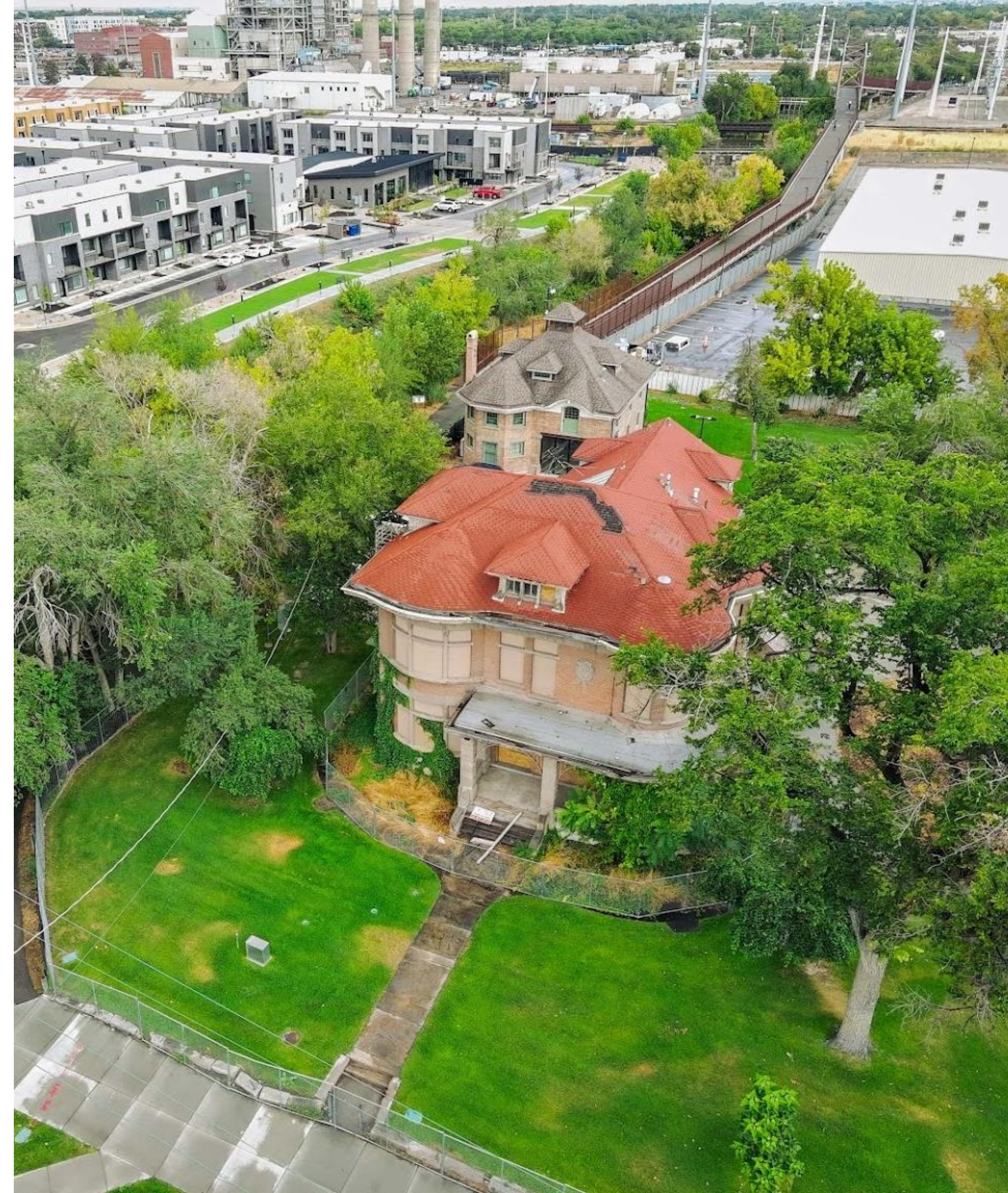
PRESERVATION/ARTS & CULTURE

2040 TARGETS

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

PROPOSED INITIATIVES

- Provide access to city-funded workshops that promote the historic preservation and renovation of historic structures within the community.
- Increase awareness of Building Preservation Incentives by providing educational opportunities to property owners and developers and proactively identifying properties that may benefit from the incentives.
- Support partnerships for the successful adaptive reuse of the Fisher Mansion.



EQUITY

2040 TARGETS

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

PROPOSED INITIATIVES

- Partner with non-profit organizations already working in the area, such as Wasatch Community Gardens, to improve fresh food access
- Support improving the existing grocery stores in the community
- Bring a local farmer's market to the Northwest, especially one that accepts SNAP and other subsidies benefitting low-income families

