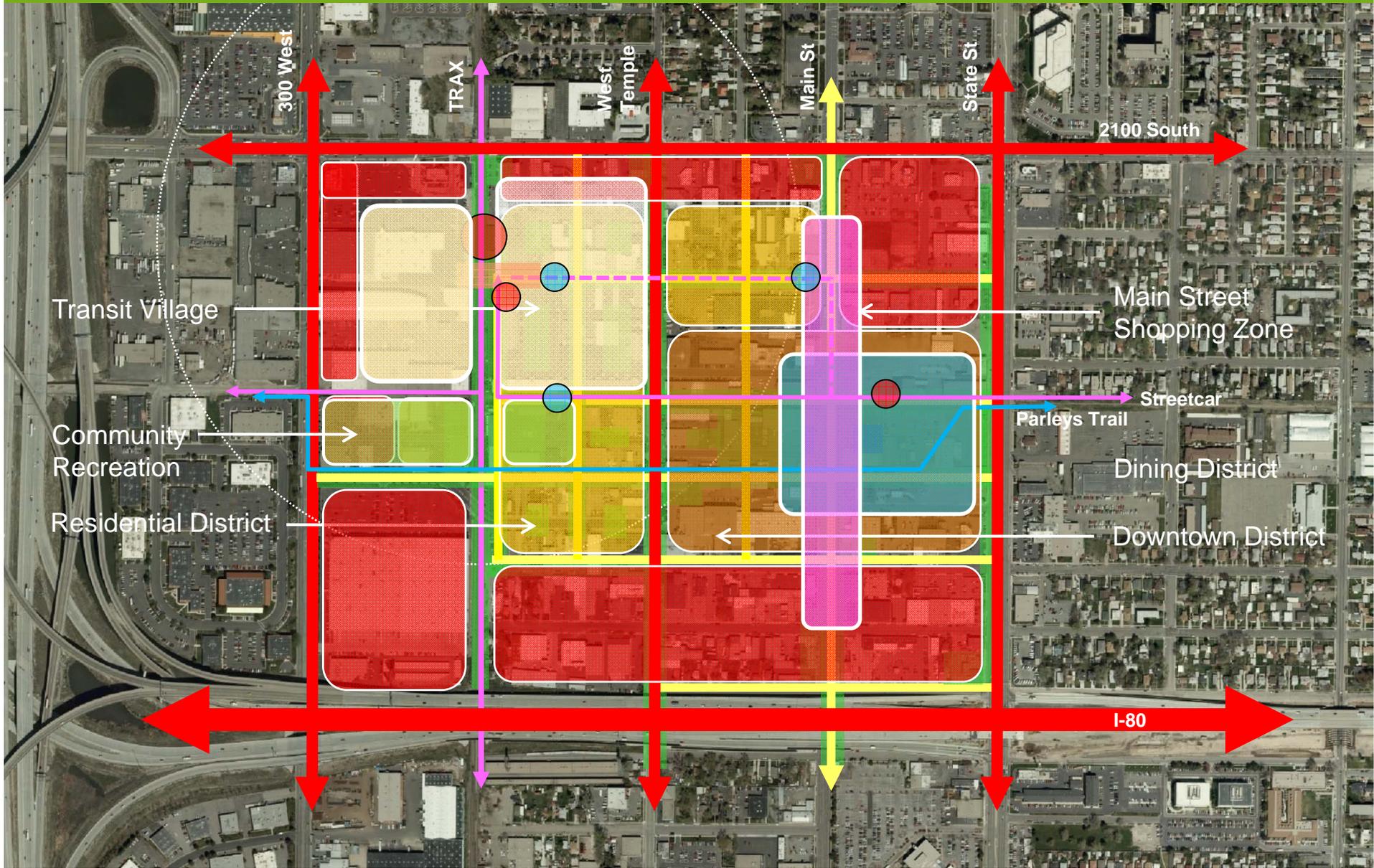
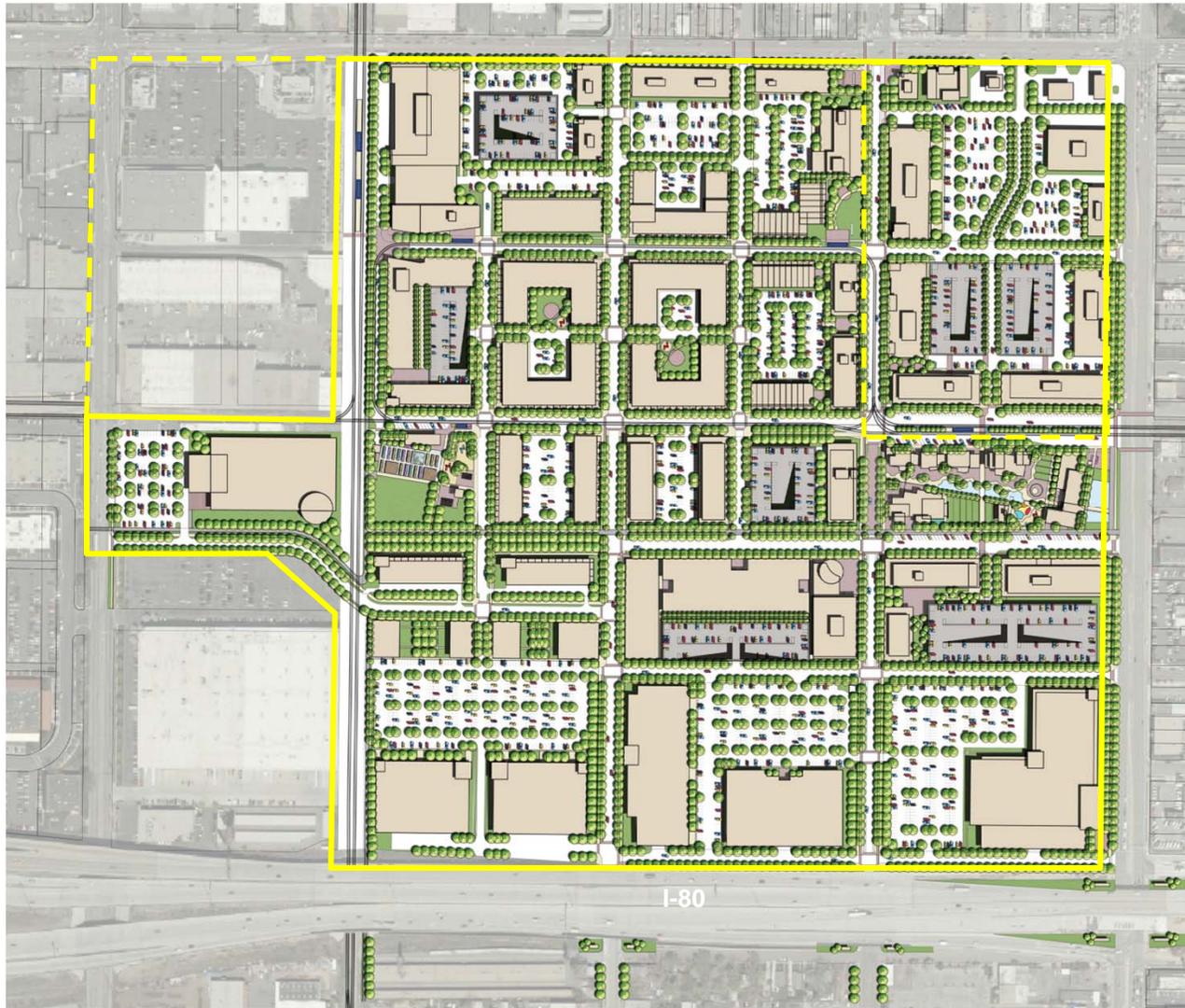


# Concept Master Plan

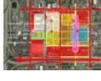


# Illustrative Master Plan – Creating a Downtown Identity

**Retail** 850k – 1M sf    **Office** 300k – 500k sf    **Residential** 1500 – 3000 units

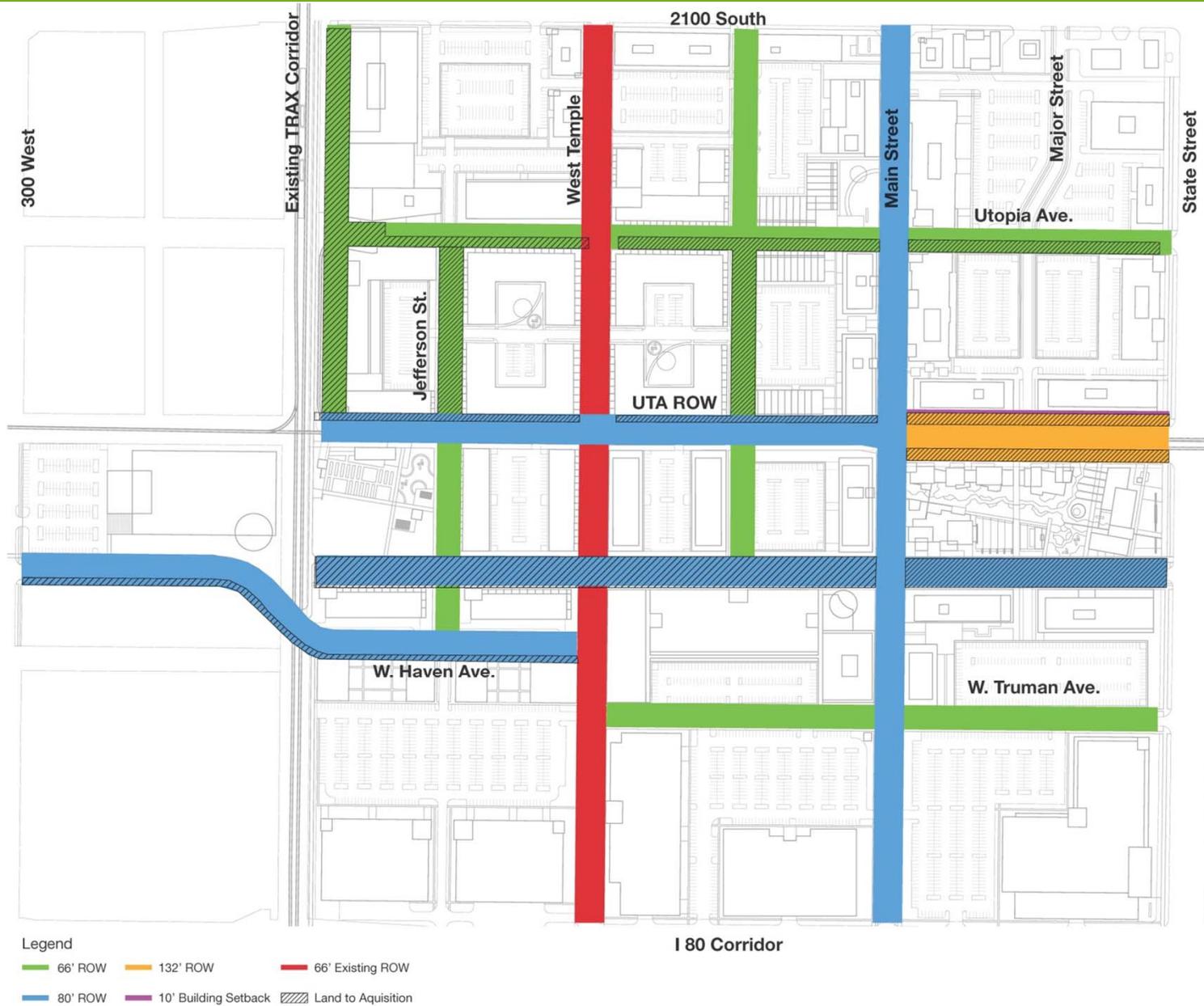


## Plan Elements

-  **Streets & Blocks**
-  **Transit & Transportation**
-  **Civic & Open Space**
-  **Neighborhood Districts**
-  **Land-use Regulation**
-  **Standards & Guidelines**
-  **Implementation**



# Framework Plan - Streets & Streetscapes



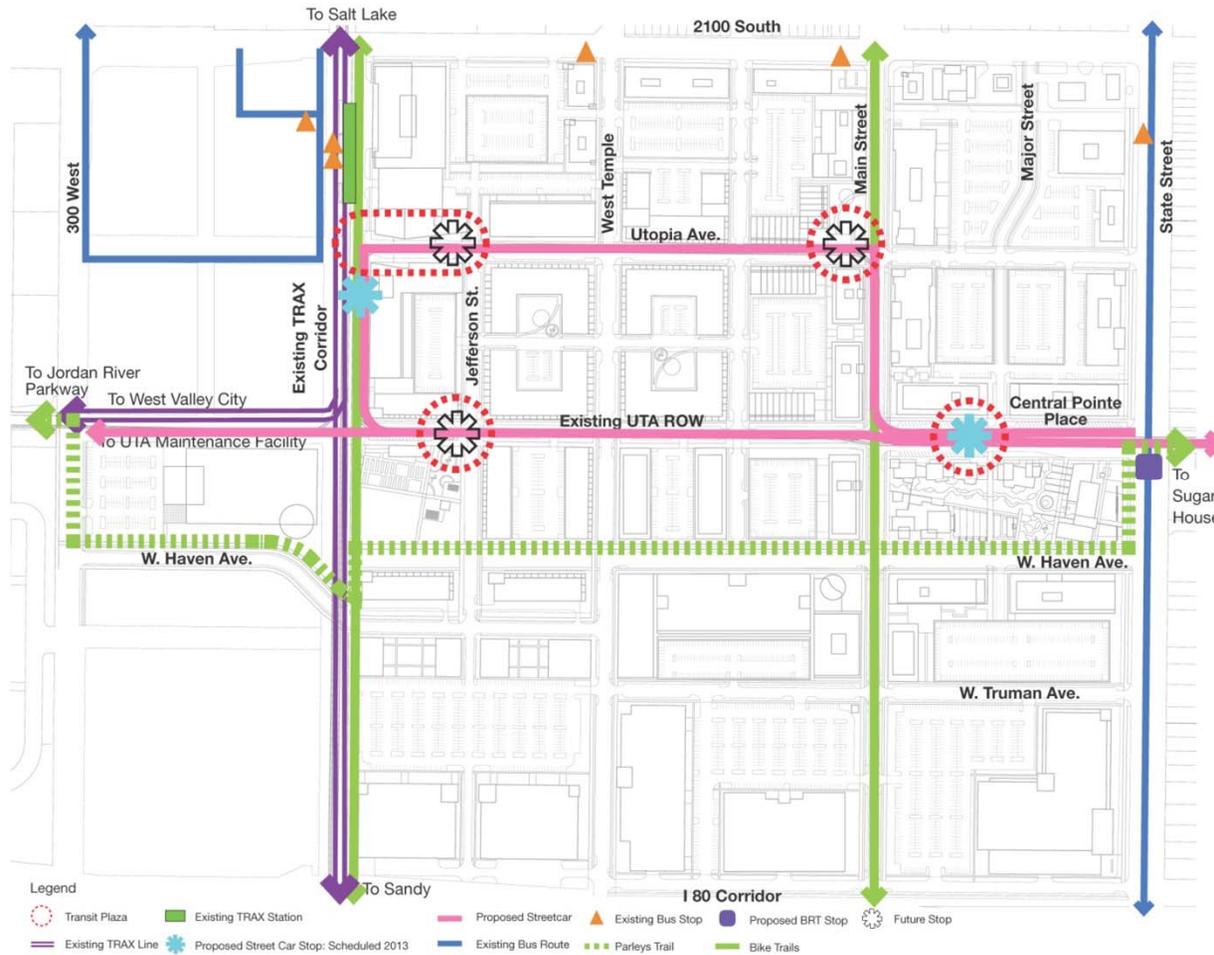
# Street Framework – Central Point Place – Section



# Street Framework – Main Street with Street Car – Section



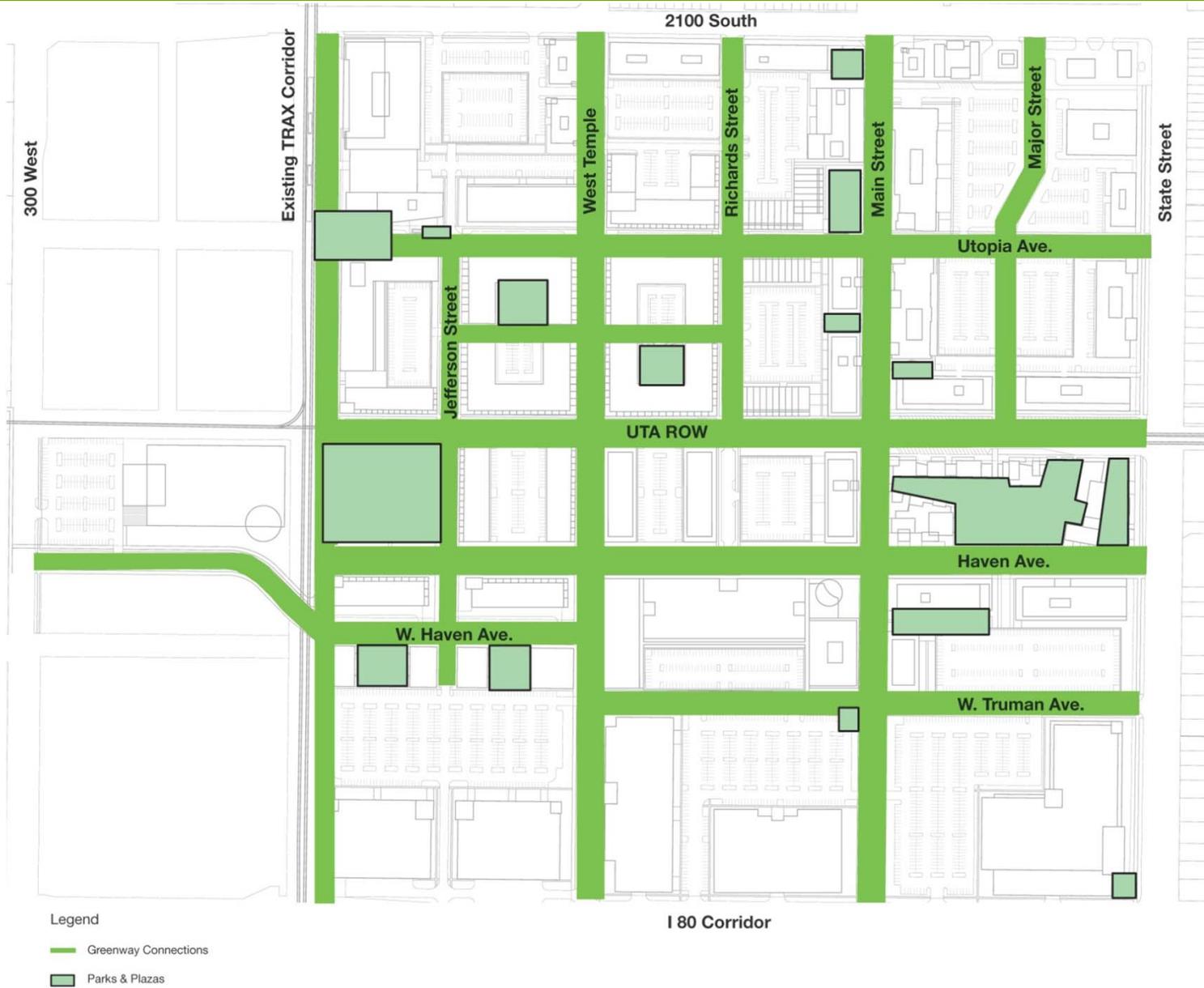
# Transit & Transportation



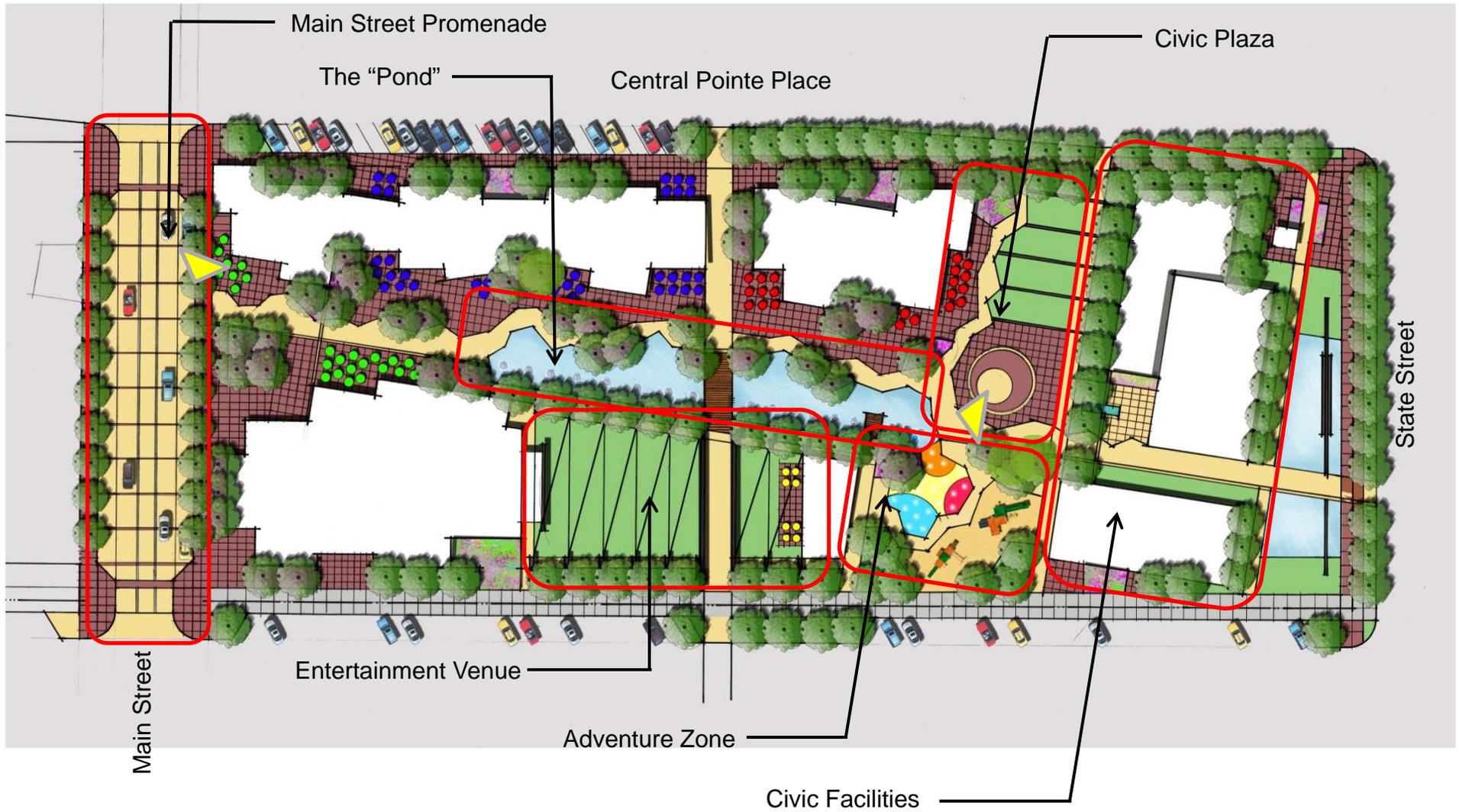
# Area Parking Plan Parking & Access



# Civic & Open Space



# Central Point Community – Burton Place Plaza/Main Street Promenade



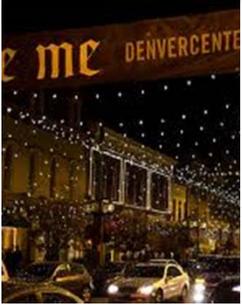
# Master Plan – Burton Place Plaza



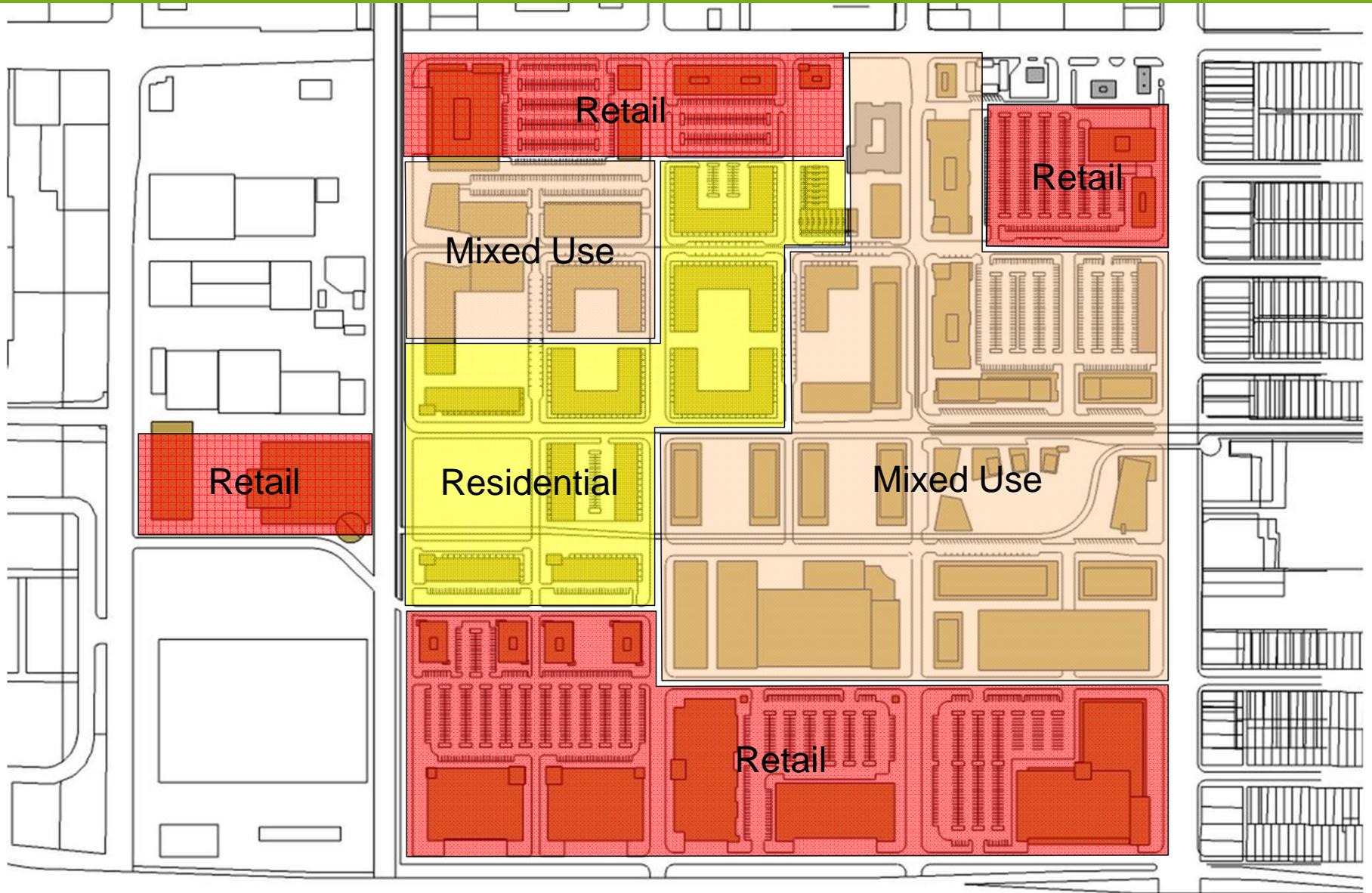
# East Village – Burton Place Plaza



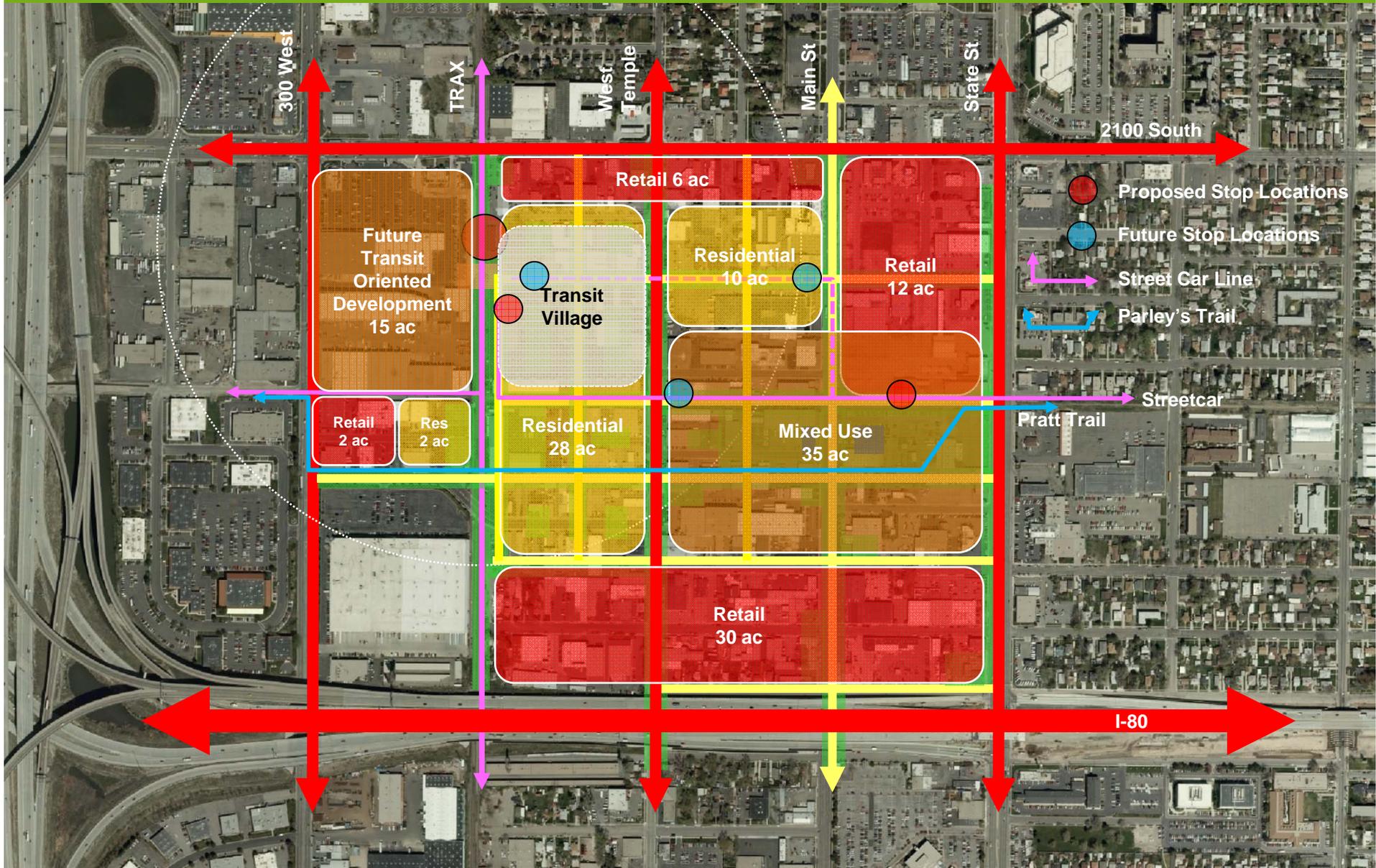
# Main Street Precedent – Larimer Street Denver



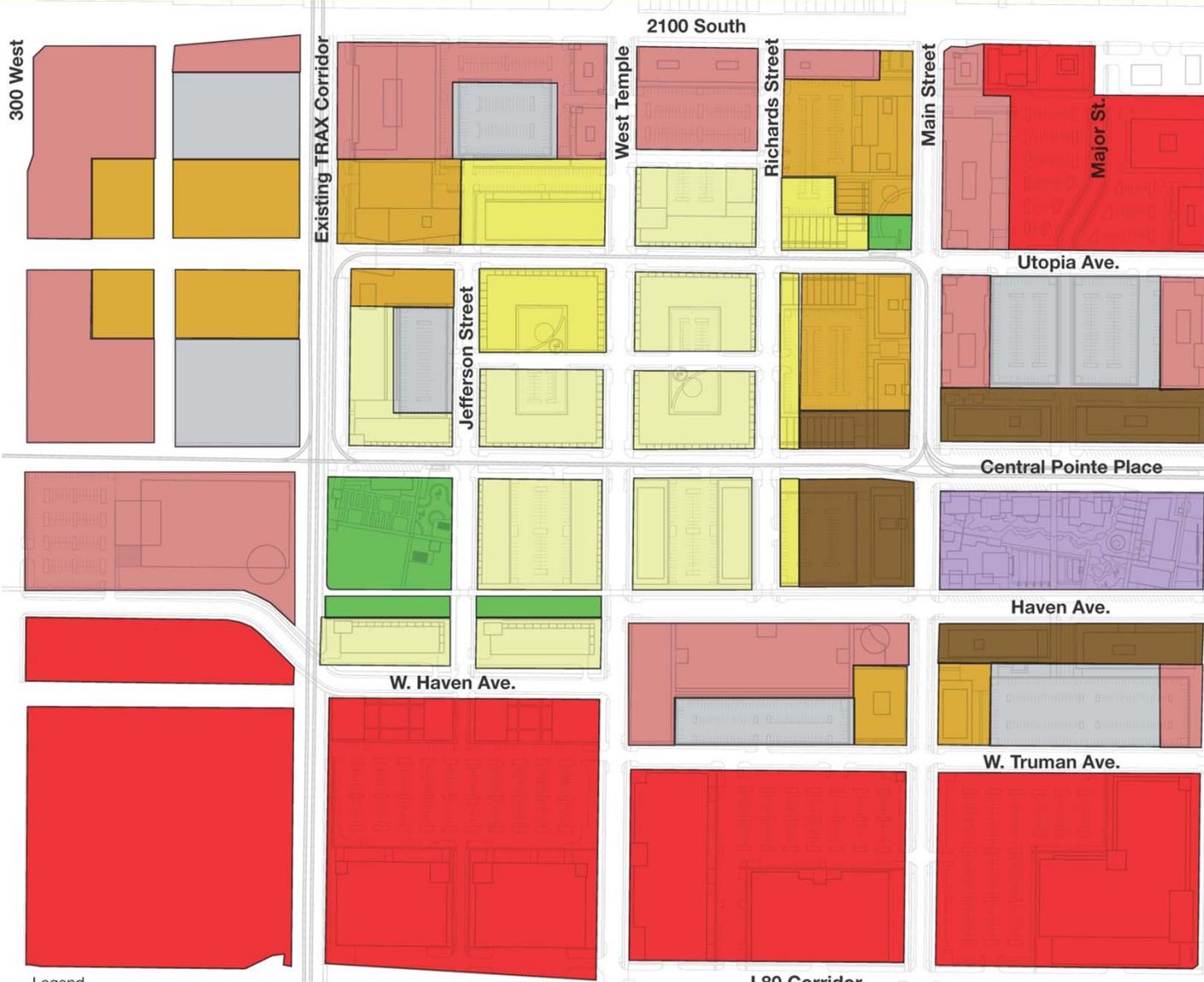
# Neighborhood Districts



# Neighborhood Districts



# Land-use Regulations



## Regulate the following

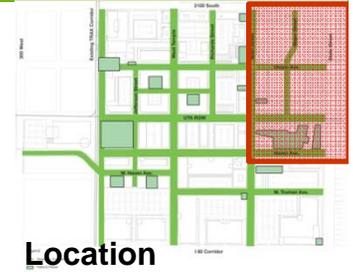
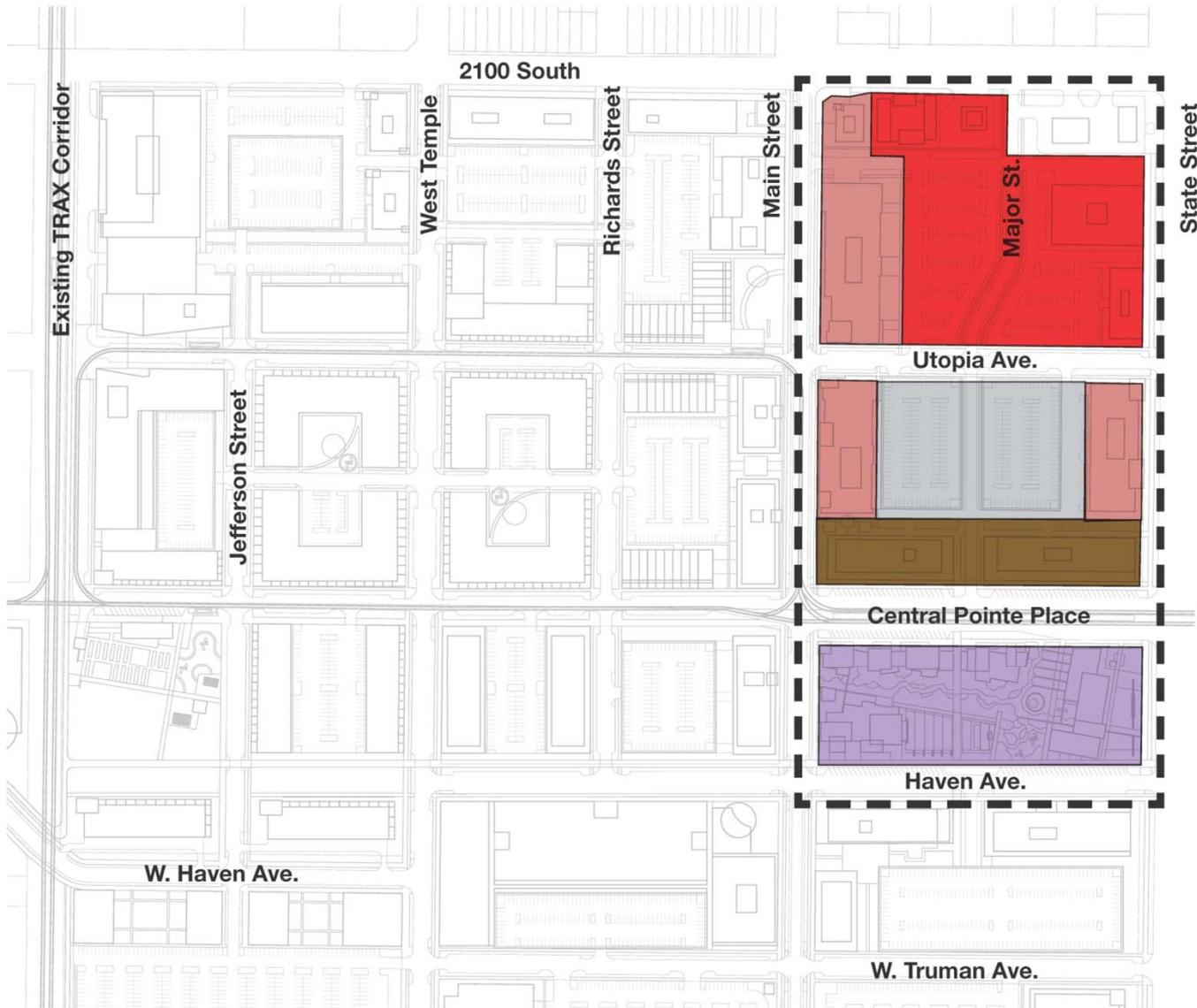
- General Character
- Building Placement
- Building Characteristics
- Land-use Requirements
- Parking
- Prohibited Uses

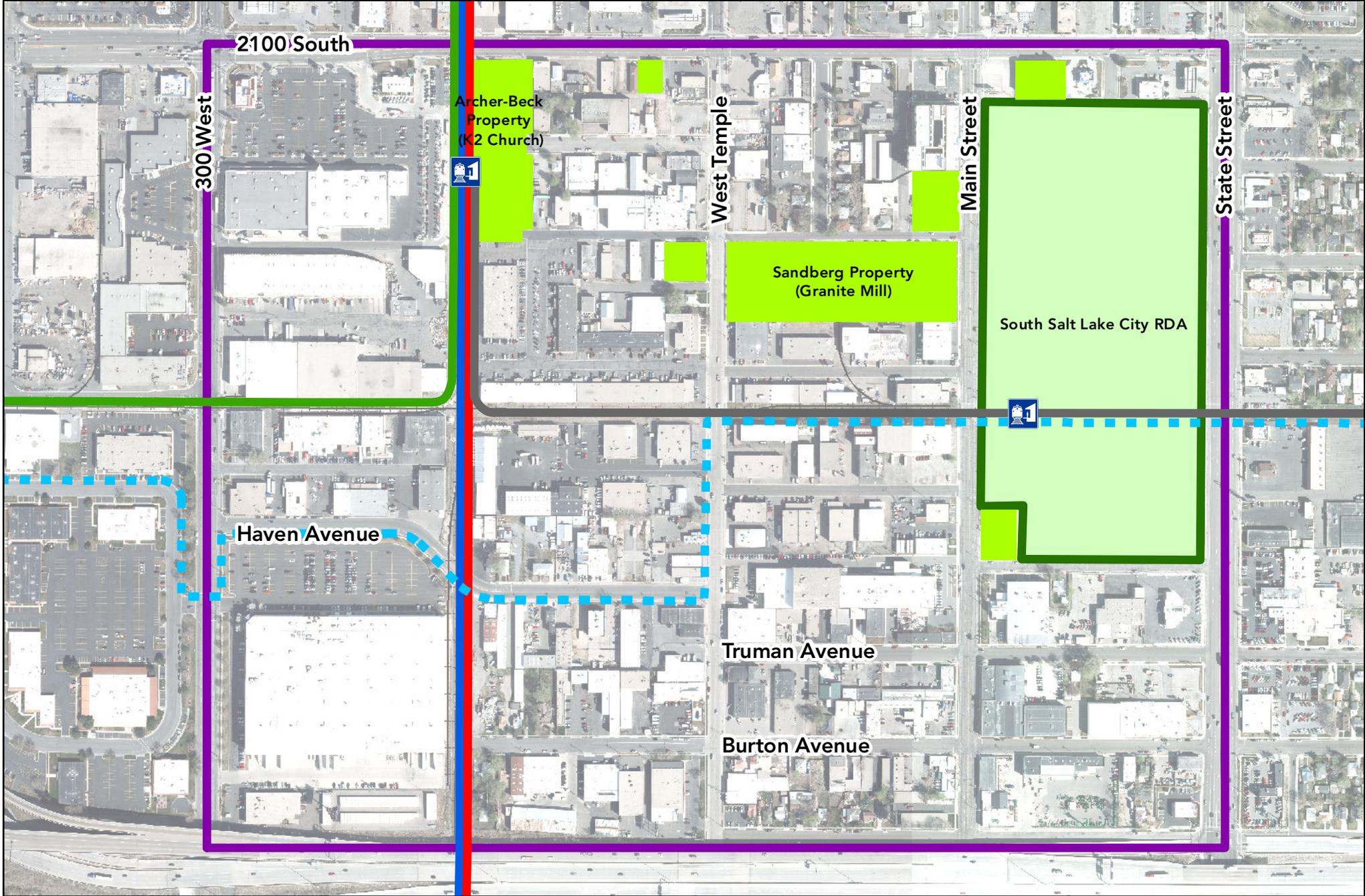
Legend

|  |  |   |  |   |
|--|--|---|--|---|
| <span style="color: red;">■</span> Retail 1 (RT1)  | <span style="color: lightgreen;">■</span> Residential (R)              | <span style="color: brown;">■</span> High Density Mixed Use (HDMU)    | <span style="color: purple;">■</span> Burton Place Plaza | <span style="color: darkgreen;">■</span> Community Open Space |
| <span style="color: pink;">■</span> Retail 2 (RT2) | <span style="color: yellowgreen;">■</span> Residential Mixed Use (RMU) | <span style="color: orange;">■</span> Medium Density Mixed-Use (MDMU) | <span style="color: grey;">■</span> Parking Zones        |   |

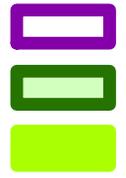


# Phasing – One Alternative Land-use





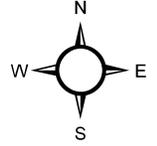
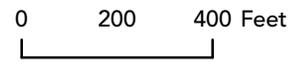
Downtown Project Area Boundary  
 RDA Project Area Boundary  
 Properties For Sale



TRAX  
 S-Line  
 Station  
 Parley's Trail



### Downtown South Salt Lake



## Downtown SSL Master Plan Scope of Work

12.03.14

### TASKS AND SCHEDULE

|                    | <b><i>Deliverable</i></b>   | <b><i>Review by Council</i></b> |
|--------------------|---|---------------------------------|
|                    | Analysis + Background info  | January 2015                    |
|                    | Vision and Guiding Principles   | February 2015                   |
|                    | Identity (Branding, name, streetscape) and Catalytic Projects             | March 2015                      |
|                    | Urban Framework (Concept Plan, Public Places and Transportation Plan)     | April 2015                      |
|                    | Phasing Plan for development and public investment                        | May 2015                        |
|                    | Draft Master Plan   | June 2015                       |
|                    | Final Master Plan   | July 2015                       |
| <b>Other steps</b> |   |                                 |
|                    | Phase 1 Boyer entitlement   |                                 |
|                    | Impact Fee Study – Sewer and Water  |                                 |
|                    | Zoning review   |                                 |
|                    | Zoning adoption   |                                 |
|                    | I-80 Environmental Impact Statement                                       |                                 |
|                    | Coordination with city-wide Economic Development Master Plan              |                                 |
|                    | Possible infrastructure studies: power, gas, telecommunications.          |                                 |
|                    | Possible transportation studies: Bike, pedestrian, road network analysis. |                                 |

## BUDGET

| Expense                      | Purpose   |
|------------------------------|---|
| IBI                          | Planning and Design: Update urban framework design, maps and graphics.      |
| Lochner                      | Complete Streets  |
| Bill Knowles                 | Facilitator for outreach meetings. Property owner Ombudsman.                |
| Intern                       | Analysis, communications, plan layout and production.                       |
| Social Marketing Consultants | Marketing/Outreach: Press, public relations, events and groundbreakings.    |
| Expenses                     | Food, printing, supplies, incentives for meetings and presentations.        |
| <b>Total Cost:</b>           | <b>\$76,000</b>   |
| <b>Funding sources:</b>      | \$43,500 WFRC<br>\$30,000 SSL Econ Development<br>\$2,500 U of U internship |