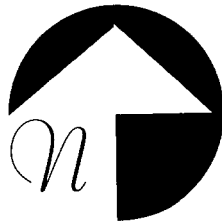


**WEST TEMPLE GATEWAY
PROJECT AREA**



NOT WITHIN PROJECT AREA



WEST TEMPLE GATEWAY NEIGHBORHOOD DEVELOPMENT PLAN

PRELIMINARY PLAN

AUGUST 1, 1987
(As Amended)

Redevelopment Agency of Salt Lake City
285 West North Temple, Suite 200
City of Salt Lake, Utah

TABLE OF CONTENTS

	<u>Page</u>
A. Description of the Redevelopment Project Area .	1
B. Definitions	1
✓C. Statement of Development Objectives	2
✓D. General Land Use Plan	4
✓E. General and Specific Design Objectives and Controls	6
✓F. Techniques to Achieve Plan Objectives	10
G. Property Acquisition, Disposition, Relocation and Development	10
H. Other Provisions to Meet State or Local Law . .	14
I. Provisions for Amending Plan	15
J. Tax Increment Provisions	16
✓K. Implementation of Redevelopment Project Program	17
✓L. General Design Objectives	20
✓M. Specific Design Objectives and Control	21
N. Relocation Plan	22
Exhibit "A" - Supporting Documents	24
Figure 1 - West Temple Gateway Redevelopment Project Area "Map"	26
Figure 2 - West Temple Gateway Redevelopment Project Area Map - Proposed Land Use Plan	27
Figure 3 - West Temple Gateway Redevelopment Project Area Map - Circulation Map	28
Figure 4 - West Temple Gateway Redevelopment Project Area Map - Urban Design Plan	29
Figure 5 - West Temple Gateway Redevelopment Project Area Map - Phasing Map	30

A. Description of the Redevelopment Project Area

The West Temple Gateway Neighborhood Development Project Area, hereinafter referred to as the "project area," is enclosed within the following boundaries:

COMMENCING at the Northeast corner of the intersection of Main Street and 600 South Street; thence running West along the North boundary line of 600 South Street to the Northwest corner of 600 South Street and 300 West Street; thence South along the West boundary line of 300 West Street to a point where 300 West Street intersects the State Highway 270 (900 South collector road); thence East and Northeasterly along the South and Southeasterly boundary line of State Highway 270 (900 South collector road) to a point directly West of the Southeast corner of West Temple Street and Fayette Avenue; thence East to the Southeast corner of West Temple Street and Fayette Avenue; thence East along the South boundary line of Fayette Avenue to the Southeast corner of the intersection of Fayette Avenue and Main Street; thence North along the East boundary line of Main Street to the POINT OF BEGINNING, Salt Lake City, Salt Lake County, Utah.

Excluding, however, all of Block 23, Plat "A," Salt Lake City Survey.

B. Definitions

As used in this project area redevelopment plan:

1. The term "Agency" shall mean the Redevelopment Agency of Salt Lake City.
2. The term "City" shall mean the City of Salt Lake.
3. The term "plan" or "redevelopment plan" shall mean a redevelopment plan developed by the Agency and adopted by ordinance of the governing body of the City to guide and control development undertakings in a specific redevelopment project area.
4. The term "redevelopment" shall mean the "planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a project area, and the provisions of such residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare

including recreational and other facilities incidental or appurtenant to them," as defined in Section 11-19-2(8) Utah Code Annotated, 1953, as amended.

5. The term "project area" or "area" shall mean "an area of a community which is a blighted area within a designated redevelopment survey area, the redevelopment of which is necessary to effectuate the public purposes. . . ." as defined in Section 11-19-2(10) Utah Code Annotated 1953, as amended.

C. Statement of Development Objectives

1. Develop a West Temple Street Gateway into "South Downtown" to compliment the 500 South-600 South Gateway.
2. Establish a "gateway" image to the "South Downtown" that provides easy access to a pleasant service commercial environment focused along West Temple Street between 600 South and 900 South Streets.
3. Encourage the land use transition process to occur from previously low-density residential/commercial mix to new service commercial uses complimentary to the Central Business District.
- * 4. Improve the streetscape environment with coordinated streetscape features such as landscaped building setbacks, landscaped parking strips with street trees, adequate curbs, gutters and sidewalks, coordinated public identification signage, district and boulevard street lighting, and a designed "gateway" image for the intersection of West Temple and 900 South Streets.
- * 5. Ensure that new utility systems are installed underground to serve new development and/or provide a program to relocate all above ground utilities to underground utility corridors within the public right-of-way.
- * 6. Provide guidance to development proposals with evaluation based on performance standards to ensure harmony with this redevelopment plan and the urban design objectives for Salt Lake City.
- * 7. Incorporate adequate off-street parking into development proposals with identified access,

proper buffering and landscaping.

- * 8. Eliminate physical and economic blight by removing deteriorated or functionally obsolete structures of no historic or aesthetic value.
- * 9. Encourage adaptive reuse of structurally sound buildings demonstrating potential economic viability.
- ? 10. Remove impediments to land disposition and development through assistance in assembly of land into reasonably-sized and shaped parcels.
- ? 11. Provide improved public streets and access to the area to facilitate better traffic circulation and reduce traffic hazards.
- 12. Eliminate or alleviate flood potential within the area.
- * 13. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
- 14. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- 15. Rehabilitate buildings to assure sound long-term economic activity in the core area of the City.
- * 16. Eliminate environmental deficiencies, including: irregular lot subdivision, improper drainage, weeds and excessive vegetation, overcrowding of the land and underutilized land.
- * 17. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
- * 18. Promote and market sites for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base through diversification.
- * 19. Provide utilities, streets, curbs, sidewalks,

rewrite *

parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to promote an orderly transition of land uses from low-density residential uses to limited retail and service commercial uses.

* 20. Insure compatible relationships among land uses and quality standards for their development, such that the area functions as a unified and viable center of social and economic activity for the City.

? 21. Provide improved pedestrian circulation systems.

* 22. Coordinate and improve the transportation system.

* D. General Land Use Plan

The Central Community Development Plan 1974, contains general planning objectives and general land uses to guide development for this area of Salt Lake City. This Redevelopment Plan provides a general land use map and description of land uses preferred for this area.

* 1. Land Use Map

A map entitled, "Proposed Land Use," included as Figure 2, and made a part of this Plan, indicates the type and location of land uses to be permitted in the West Temple Gateway Redevelopment Project Area. A map entitled "Circulation," included as Figure 3, and made a part of this plan, indicates the layout of principal streets and pedestrian paths.

* 2. Description of Land Uses

The following uses, together with accessory support services, customarily appurtenant thereto, shall be permitted in the project area:

a. Service Commercial

The purpose of this district is to provide for limited retail activity and service commercial activity serving the Salt Lake City region and complementing the Central Business District.

b. Residential to Commercial Transitional Area

The purpose of this district is to promote an orderly transition of land uses from low-density residential uses to limited retail and service commercial uses serving the Salt Lake City region and complementing the Central Business District. Special review and approval processes should be used for new development to assure orderly and compatible development.

✓ 3. Planning Criteria

In order to provide developers flexibility in the development of acquired land and in order to encourage the highest in quality development and design, specific development controls for the identified use districts are not set forth herein. Each development proposal may be considered as a planned unit development and subject to: appropriate elements of the City's Master Plan; the Planning and Zoning Code of the City; other applicable building codes and ordinances of the City; and a review and recommendation by the Salt Lake City Planning and Zoning Commission and approval by the Agency.

A review of redevelopment proposals may also be made by a design review committee established by the Agency. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of development proposed, including land coverage, setbacks, heights and bulk proposed, offstreet parking and loading to be provided, and any other data determined necessary or requested.

Development proposals may require the use of a Planned Unit Development (PUD) process to ensure the comprehensive redevelopment of the West Temple Gateway Redevelopment Project Area. Approval of the Planned Unit Development will be based upon performance of design objective and guidelines set forth in the Central Community Development Plan, the West Temple Gateway Neighborhood Development Plan, the Zoning Ordinances and Building Codes of Salt Lake City and additional "Block Development Plans" as they are prepared.

E. General and Specific Design Objectives and Controls

Any persons, parties or developers receiving financial assistance from the Redevelopment Agency shall comply with the General and Specific Design objectives and guidelines for redevelopment proposals within the West Temple Gateway Redevelopment Project Area. The design objectives and guidelines are outlined as follows:

1. Streetscape Design

- a. Reclaim, if possible, all park strips when new buildings are constructed by removing all cutback parking and landscaping areas between the sidewalk and curb. Minimum width of park strips should be sufficiently wide to accommodate larger caliper street trees.
- b. West Temple Street; the streetscape for the West Temple Gateway could be a formal boulevard of trees in the park strip and trees planted in restored or newly constructed medians. A boulevard street lighting concept is appropriate along West Temple Street using similar poles, similar light fixtures and consistent lighting levels. All lighting should be directed lighting to avoid glare. A low-pressure sodium vapor light source is specifically discouraged due to the dull yellow light it emits which is not conducive to pedestrian lighting or display lighting.
- c. Main Street: the streetscape for Main Street should be an informal treatment extending the "theme" of trees, lighting and pavement patterns used along Main Street within the Central Business District, however, with less intensity. Sidewalk width should not exceed six feet and special paving treatment should be limited to street intersections.
- d. Other streets in the project area should use an informal treatment for street trees and a district street lighting concept.
- e. Center landscaped medians are desirable for West Temple Street, 300 West Street, 200 West Street and 700 South Street.
- f. All overhead utilities should be relocated

underground. Large power line corridors presently exist along 600, 700 and 800 South Streets. These corridors should also be relocated preferably underground, but at least within a single corridor. Best planning option for overhead corridor would be along the proposed center median in 700 South Street.

- g. Curb cuts providing access to property along West Temple Street should be minimized.
- h. Pedestrian mid-block crossing at grade along West Temple Street is discouraged. Mid-block pedestrian crossings could be accommodated by the use of overhead structures or tunnels connecting large developments.
- i. A "Gateway Entrance" should be constructed at the Interstate 15 off-ramp and 900 South intersection. The entryway should include landscaping and a "welcome to downtown" information sign.
- j. Interstate information signs presently spanning West Temple Street at approximately 850 South need to be improved aesthetically to better fit within the "Gateway" design concept.

2. Building Setbacks and Heights.

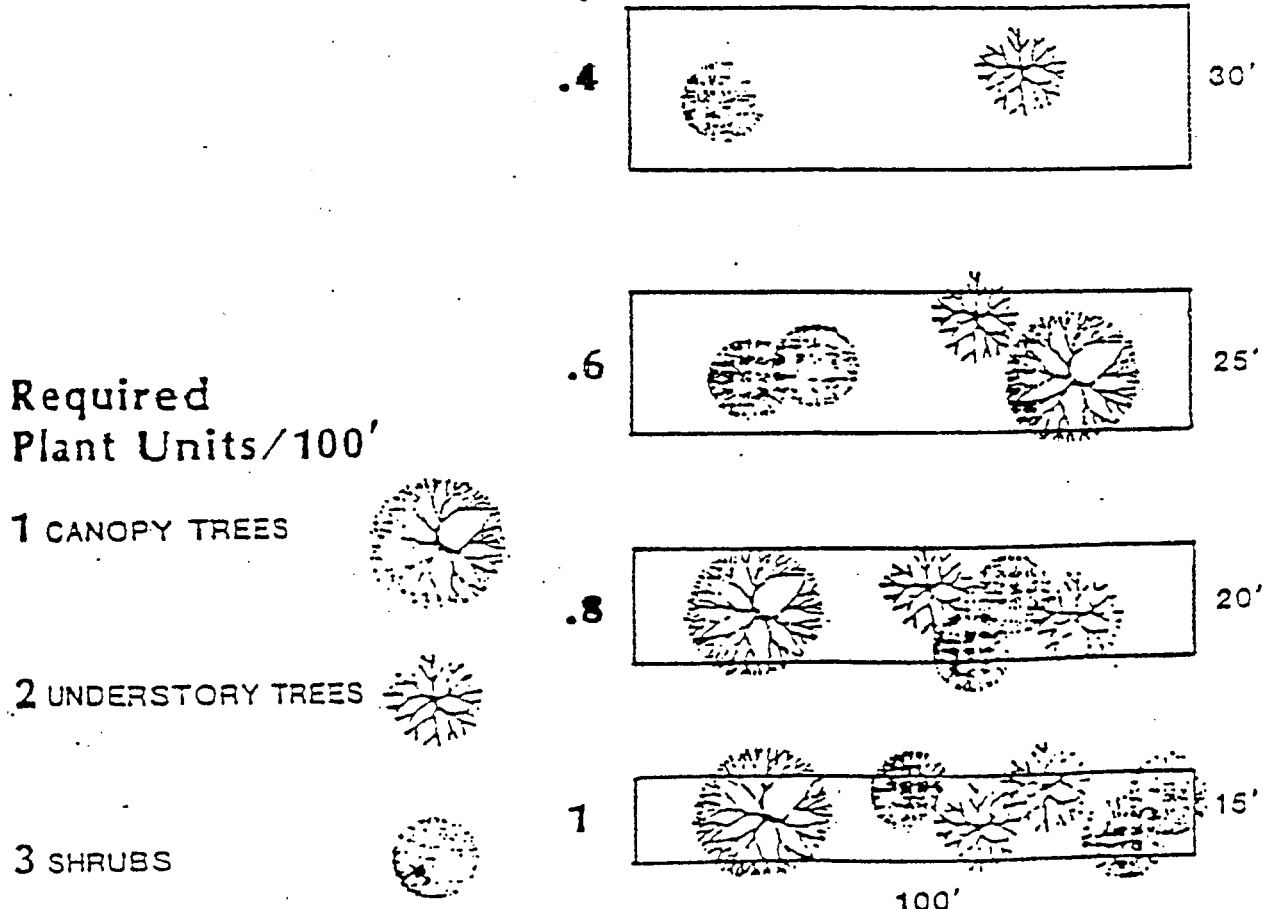
- a. All structures and surface parking lots will provide a landscaped front yard setback measured from the property line. Pole signs will also maintain the setback, with an allowance for the face of the sign to project into the landscaped setback.
- b. The preferred building height within the project area is three stories or less.
- c. Buildings locating along the 500 and 600 South Gateway or along Main Street can build to a height of 12 stories, preferably with an increased setback from the property line for those portions of the building above three stories.

3. Landscaped Setbacks

- a. On-site landscaped setbacks shall be required throughout the project area. Landscaping shall consist of more than planted turf.
- b. Landscaping standards for the setback will require canopy trees, understory trees and shrubs.
- c. The quantity will be systematically established by the amount of frontage property. Location of the landscaping is flexible and should be proposed by the developer and reviewed by the City.

Landscaping Plan

Plant Unit Multiplier



4. Signage

- a. Signage should relate to the design concept of the streetscape. All signs are encouraged to be located on the building face and incorporated into the architectural design. A combination of all permanent wall signs shall not exceed thirty percent (30%) of the building facade on which the sign is located.
- b. One free-standing pole sign shall be allowed on each separate business site. Pole signs are limited to a maximum height of 25 feet and shall maintain the on-site landscaped setback. The base area of pole signs shall be landscaped with shrubs or flowers.
- c. The following types of signs shall be prohibited from use within the West Temple Gateway Redevelopment Project Area:
 - (1) Projecting Signs over public property;
 - (2) "A" frame or portable type signs;
 - (3) Painted signs on walls of buildings;
 - (4) Roof signs;
 - (5) Wall signs which project more than 2 feet over the top of the roof line;
 - (6) Animated or flashing signs;
 - (7) Snipe signs; or
 - (8) Off-premise signs.

5. Specific Urban Design Standards for an "Auto Mall" Concept

- a. Curb cuts along West Temple should be minimized.
- b. Shared use of customer parking is encouraged.
- c. On-site pedestrian connections as landscaped pathways between dealerships are encouraged.
- d. Service facilities should be screened/ buffered from the street frontage and located

in the central part of the blocks.

- e. Service signs should be low profile, set back 10 feet from the property line and integrated with landscaping.
- f. Business identification signage should be on-site and be of a similar theme for the entire face of the block, preferably located flat on a building facade or incorporated as a part of the architectural design of the buildings.
- g. Architecture of the showroom buildings should avoid "facade" architecture by using face materials on all viewable sides.

F. Techniques to Achieve Plan Objectives

Activities contemplated in carrying out the plan in the area include the acquisition, clearance and rehabilitation of properties in the project area.

1. Rehabilitation

Properties determined to be in substandard condition by the Agency and not otherwise needed for redevelopment may be sufficiently rehabilitated to insure a remaining economic life of twenty years.

2. Acquisition and Clearance

Parcels of real property located in the project area may be acquired by purchase or condemnation.

3. Implementation of Redevelopment Projects.

Redevelopment projects may be undertaken and carried out as provided in Section 11-19-13, Utah Code Annotated, 1953, as amended. Funding for redevelopment projects and activities shall be provided for in the annual budget of the Agency.

G. Property Acquisition, Disposition, Relocation and Development

The objectives of this redevelopment plan are to be accomplished by:

1. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, all real property located in the project area, by gift, devise, exchange, purchase, eminent domain, or any lawful method. The Agency is authorized to acquire any other interest in real property less than fee title. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless, in the Agency's judgment, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot in which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the plan.

2. Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the project area by any lawful means.

3. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the project area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to insure that present uses and any future development by public bodies will conform to the requirements of this plan.

4. Property Management

During such time that property, if any, in the project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

5. Property Disposition and Development

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the project area as necessary to carry out the purposes of this plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the project area, not prohibited by law which are necessary to carry out this plan. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the project area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the project area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the project area not owned by the Agency.

For the purposes of this plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the project area shall be sold or leased to public or private persons or entities for development for the uses permitted in the plan. Real property may be conveyed by the Agency to the City or any other public body without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan. All purchasers or lessees of property shall be made obligated to use the property for the purposes

designated in this plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

6. Development

To the maximum possible extent, the objectives of the plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities control and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this plan by leases, deeds, contracts, agreements, declarations of restrictions, provision of the City ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the project. During the period of development in the project area, the Agency shall insure that the provisions of this plan and of other documents formulated pursuant to this plan are being observed, and that development in the project area is proceeding in accordance with development documents and time schedules. Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this plan and all applicable federal, state, and local laws. For the purpose

of this plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

H. Other Provisions To Meet State Or Local Law

1. The project area described in the redevelopment plan shall not exceed 100 acres of privately-owned property unless the governing body of each local taxing agency which levies taxes upon property within the proposed redevelopment project area consents in writing to the redevelopment project area plan.
2. The assessed value of the project area described in the redevelopment plan, when added to the total assessed value as shown on the last equalized assessment roll certified by the county assessor for other redevelopment project areas of the community for which an allocation of ad valorem taxes is provided, shall not exceed, at the time of the adoption of the redevelopment plan an amount in excess of 15% of the total locally assessed value of the City, unless the governing body of each local taxing agency which levies taxes upon the property within the proposed redevelopment project area shall consent in writing.
3. The redevelopment plan contains the following limitations on the power of the Agency:
 - a. A time limit of 7 years from the date of the approval of the plan after which the Agency shall not commence acquisition of property through eminent domain;
 - b. A time limit of 15 years from the date of the approval of the plan after which no bonds may be issued for redevelopment projects; and
 - c. A time limit of 32 years from the date of the approval of the plan after which no tax increment from the project area may be allocated to or used by the Agency.
4. The redevelopment plan provides for reasonable opportunities to participate in the redevelopment of property in the project area by the owners of property in the project area if the owners enter

into a participation agreement with the Agency. The Agency may permit owners and tenants within the project area reasonable opportunities to participate in the redevelopment of the project area by executing a participation agreement with the Agency which provides:

- a. Owners retaining, maintaining, and if necessary rehabilitating, all or portions of their properties;
- b. Owners acquiring adjacent or other properties in the project area;
- c. Owners selling all or portions of their improvements to the Agency, retaining the land, and developing their properties;
- d. Owners selling all or portions of their properties to the Agency and purchasing other properties in the project area;
- e. Owners selling all or portions of their properties to the Agency and obtaining preferences to re-enter the project area;
- f. Tenants having opportunities to become owners of property in the project area, subject to the opportunities of owners of property in the project area; and
- g. Other methods as may be approved by the Agency.

The Redevelopment Agency may extend reasonable preferential opportunities to owners and tenants in the project area ahead of persons and entities from outside the project area, to be owners and tenants in the project area during and after the completion of redevelopment.

5. The documents listed on Exhibit "A" entitled, "Supporting Documents," are incorporated herein, and made a part thereof.

I. Provisions For Amending Plan

The redevelopment plan may be modified any time by the Agency in the same manner as in the adoption of the original Plan.

J. Tax Increment Provisions

The redevelopment plan specifically incorporates the provisions of tax increment financing permitted by Section 11-19-29, Utah Code Annotated 1953, as amended, which provides, in part, as follows:

"(1) Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

(a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and . . .

(d) In a redevelopment project with a redevelopment plan adopted after April 1, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (a) shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency according to the limits set forth in subsection (e) to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed,

or otherwise) incurred by such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment project. Payment of tax revenues to the redevelopment agency shall be subject to and shall except uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (1)(a) of this section, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid."

K. Implementation of Redevelopment Project Program

The West Temple Gateway Neighborhood Development Project should be completed in four phases.

Phase 1

Phase 1 will include the redevelopment of Blocks 14, 15 and 22. These areas are sufficiently along the transition process from residential to commercial land use to be given early priority. These Blocks also are located on the periphery of successfully developed blocks along the 500 South and 600 South Gateway. The focus of City participation in this phase should be the following:

1. Rezone all property that is presently zoned Commercial "C-3" to Commercial "C-3A" to comply with the Development Objectives and the General and Specific Design Objectives and Controls of the redevelopment plan (include the West Temple frontage of Block 23);
2. Acquire parcels of property necessary to aid in the assembly of land to provide reasonably sized and shaped parcels for new development;

3. Dispose of the property in such a manner that will allow new development to be comprehensive and clearly meet the objectives of the redevelopment plan;
4. Construct public improvements and utilities within the public right-of-way adhering to the design objectives of the redevelopment plan; and
5. Implement participation agreements with interested developers or land owners; the agreements should include review processes for development proposals by the Planning Commission and Redevelopment Agency.

Phase 2

Phase 2 focuses on the redevelopment of Blocks 4 and 102. The focus of City participation within this phase should be the following.

1. Rezone Block 4 from Commercial "C-3" to Commercial "C-3A".
2. Acquire parcels of property necessary to aid in the assembly of land to provide reasonably sized and shaped parcels for new development.
3. Dispose of the property in such a manner that will allow new development to be comprehensive and clearly meet the objectives of the redevelopment plan.
4. Construct public improvements and utilities within the public right-of-way adhering to the design objectives of this redevelopment plan.
5. Implement participation agreements with interested developers or land owners; the agreements should include review processes for development proposals by the Planning Commission and Redevelopment Agency.

Phase 3

Phase 3 will focus on Blocks 13 and 24 as part of the northern part of the 300 West Corridor which requires some land use transition and development. City participation in Phase 3 will be similar to

Phases 1 and 2, but it is anticipated to occur at a later date. Flexibility should be allowed for the City to participate in Phase 3 during implementation of Phase 2 because of private market conditions.

Phase 4

Phase 4 will include the remaining portion of the Project Area (Blocks 5, 6, 601-602, and 603-606). This area has the greatest concentration of residential housing. It is the intent of the Agency to preserve the existing residential housing in Phase 4 of the Project Area so long as property owners desire to use the property for housing and the Phase 4 area remains a viable residential neighborhood.

At such time as property owners decide to: (1) change the land use from residential housing to some other appropriate use; or (2) at such time as the area is no longer viable as a residential neighborhood; or (3) at such time as the existing structures can no longer be economically rehabilitated for housing purposes to meet existing City codes; then the Agency and the City, after consultation with representative owners of property in Phase 4 of the Project Area, shall consider other appropriate land uses for the area. A transitional zoning district for the interim period and/or the rezoning of the area to permit uses for service commercial or a service mixed use district, meeting the design standards of this redevelopment plan are possible alternative uses. The focus of City participation within this Phase should be the following:

1. Assist in relocating residential users to other established "downtown" housing areas, if it be their desire; utilize recently constructed or city sponsored housing projects if possible.
2. Acquire parcels of property necessary to aid in the assembly of land to provide reasonably sized and shaped parcels for new development.
3. Dispose of the property in such a manner that will allow new development to be comprehensive and clearly meet the objectives of the redevelopment plan.

4. Construct public improvements and utilities within the public right-of-way adhering to the design objectives of this redevelopment plan.
5. Implement participation agreements with interested developers or land owners; the agreements should include review processes for development proposals by the Planning Commission and Redevelopment Agency.
6. The phasing of improvements to be constructed as part of the West Temple Gateway Neighborhood Development Project, as described above, is a best estimate with respect to current market conditions. The phasing of development within the Project Area could change if the market conditions warrant. The Agency shall remain flexible regarding these possibilities.

L. General Design Objectives

The particular elements of design should be such that the overall redevelopment of the project area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space in relation to new buildings;
4. Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and design to derive benefit from topographical conditions and views;
6. Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries;
7. The development of land within the project area will be undertaken in such a manner that available off-street parking will be maintained to the maximum degree. Special emphasis will be placed on phases of construction of all new development projects to support the parking program.

M. Specific Design Objectives and Control

1. Building Design Objectives

- a. All new buildings shall be of design and materials which will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Agency.
- b. The design of buildings shall take optimum advantage of available views and topography and shall provide, where appropriate, separate levels of access.
- c. Buildings within the renewal area should be designed and placed to act as significant landmarks in the project area and the City.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives

- a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
- c. Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.
- d. The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives

- a. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of overall site design.
- b. It is desirable that parking areas be level or on terraces as determined by the slope of the land.

4. Landscape Design Objectives

- a. A coordinated landscaped design over the entire project area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.
- b. Primary landscape treatment shall consist of non-deciduous shrubs, ground cover, and street trees as appropriate to the character of the project area.

5. Project Improvement Design Objectives

- a. Public rights-of-way. All streets, sidewalks, and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.
- b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.
- c. Rough grading. Existing structures, retaining walls, underbrush, pavement, curb and gutters will be removed and the entire site graded in conformance with the final project design determined by the Agency.

N. Relocation Plan

The Agency shall provide relocation assistance to persons who are displaced as a result of the acquisition of real property by the Agency or written request by the Agency to vacate real property for a program of purchase undertaken by the Agency, or as a direct

result of redevelopment activities conducted by the Agency in accordance with the relocation program adopted by the Agency entitled "Rules Governing Relocation Assistance For the Redevelopment Agency of Salt Lake City."

EXHIBIT "A"

SUPPORTING DOCUMENTS

WEST TEMPLE GATEWAY NEIGHBORHOOD DEVELOPMENT PLAN
AUGUST 1, 1987

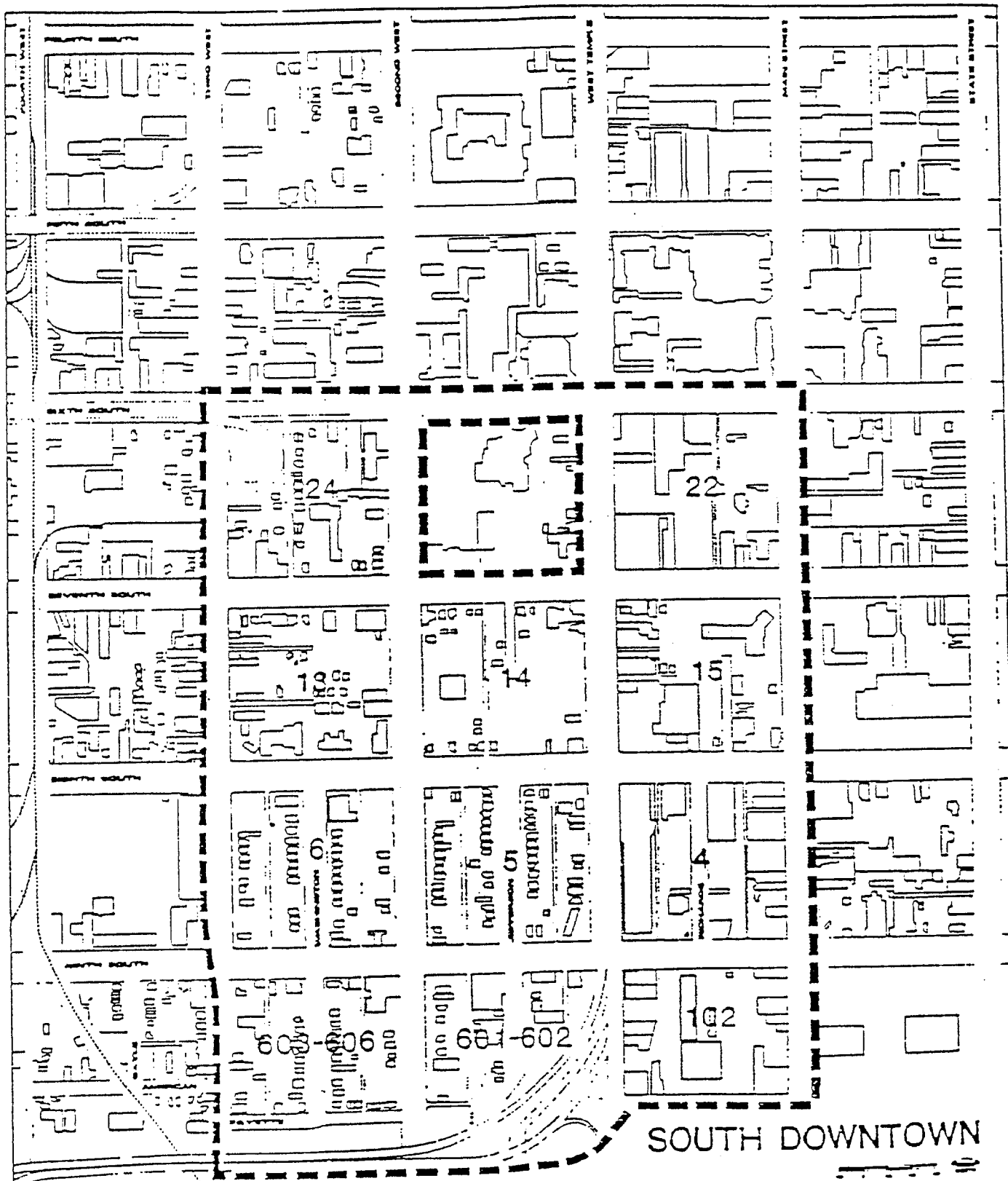
The following documents are part of the West Temple Gateway Neighborhood Development Plan dated August 1, 1987, and are incorporated by reference. The documents support the statements and findings incorporated in the West Temple Gateway Neighborhood Development Plan.

1. Central Community Development Plan, Salt Lake City, 1974.
2. Central Community Development Plan Research Report, Salt Lake City, 1974.
3. People's Free Way Neighborhood Plan, September 1980.
4. Salt Lake City Capital Improvement Program 1984-85 through 1991-92.
5. Salt Lake City Zoning Ordinance.
6. Salt Lake City Sign Regulations.
7. Salt Lake City Master Plan, as amended.
8. Salt Lake City Comprehensive Economic Development Plan, February 1982.
9. Salt Lake City Housing Element, 1980.
10. United States Census Information:
Census of Housing
Census of Population
Census of Retail Trade
11. R. L. Polk Profiles of Change Information
12. Sanborn Maps of Salt Lake City, revised and updated June 1986.
13. Utah Department of Employment Security, Annual Worksite Program. 1975, 1979, 1985
14. The Gateway District, prepared by Assist Inc., April 1978.

15. The Salt Lake City Master Street Plan and Official Map.

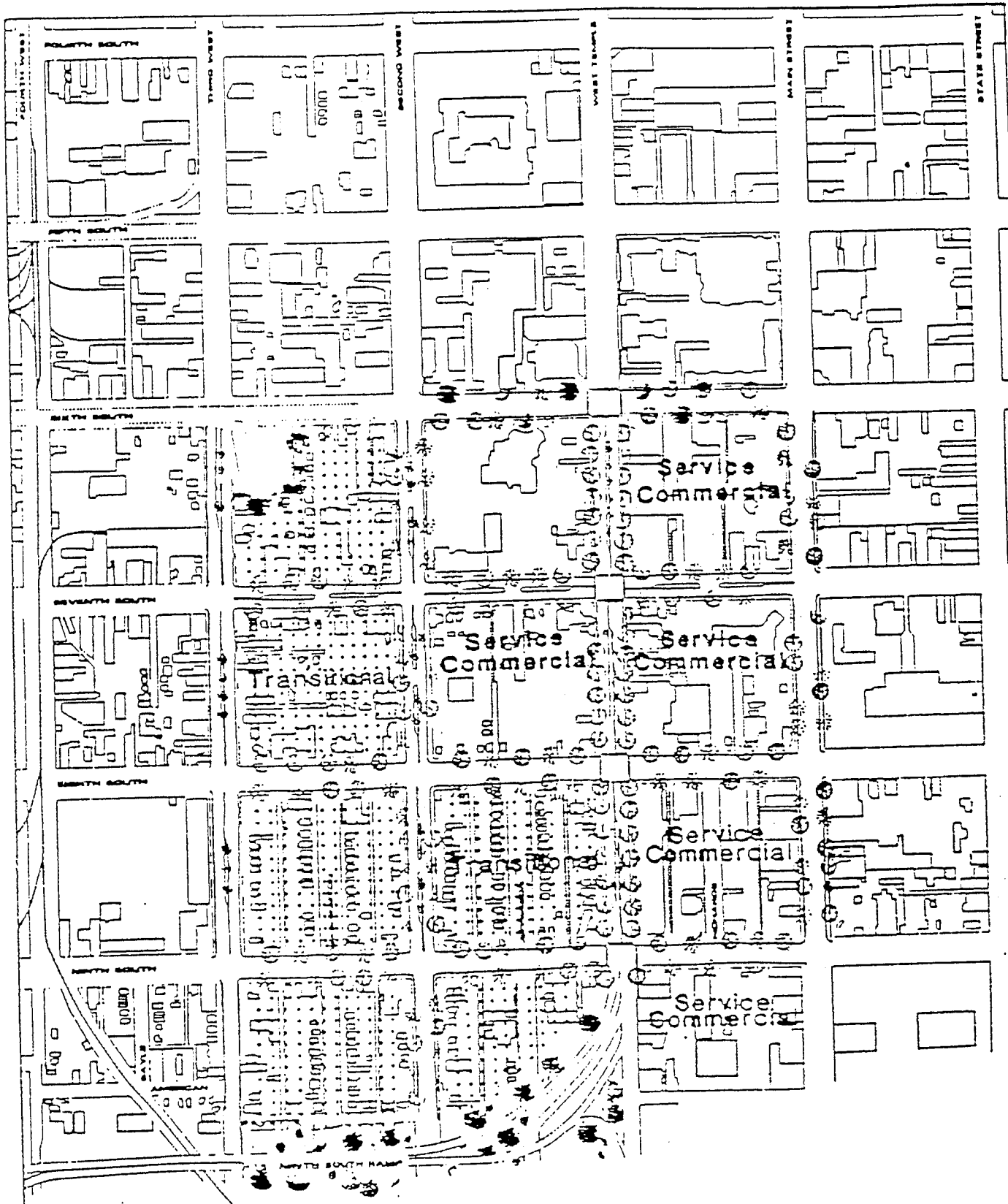
16. Transit Update, Wasatch Front Regional Council, dated

2K-5 7/30/87 ag



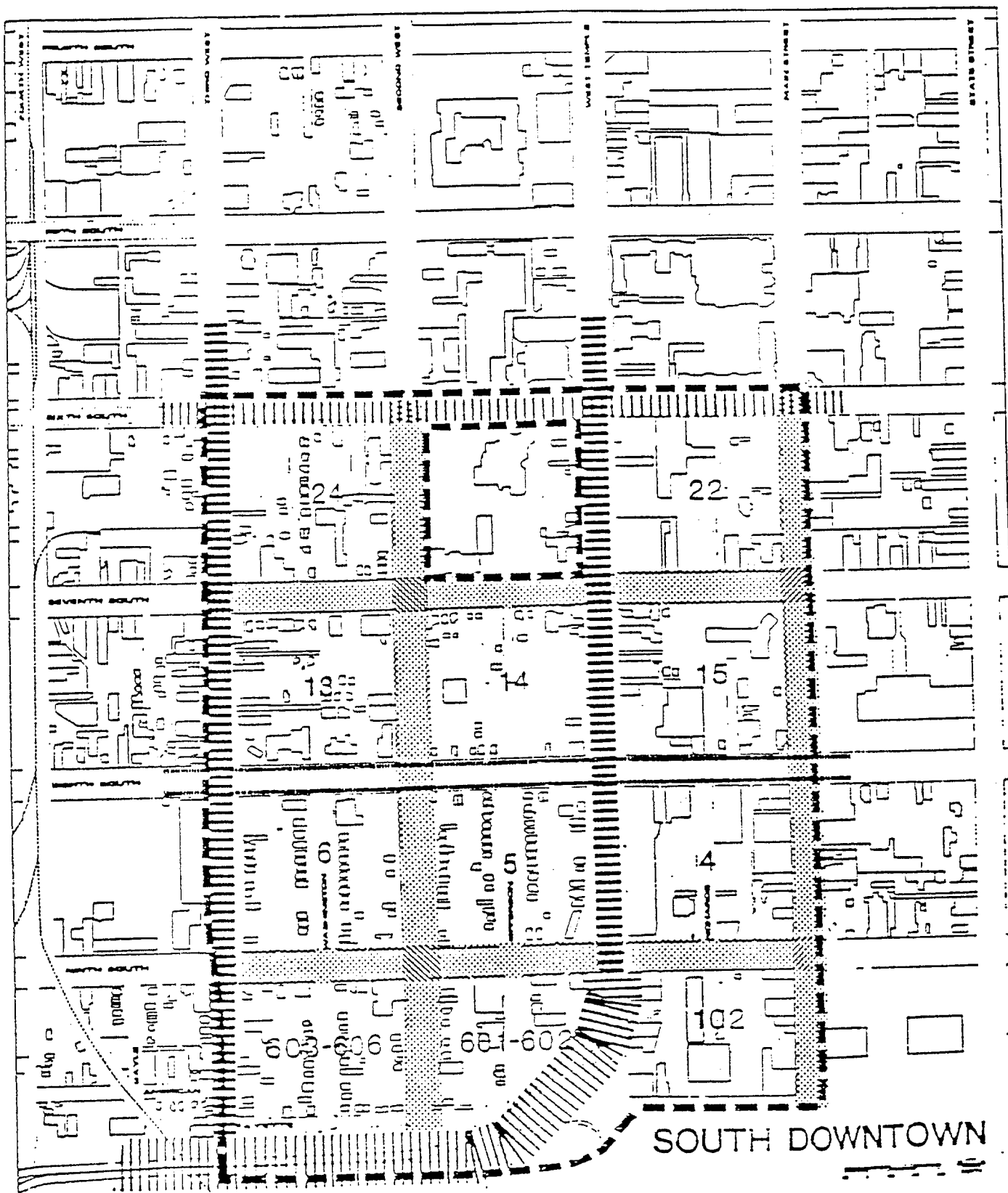
West Temple Gateway Redevelopment Project Area

Approximately 92 Acres of Privately Owned Land





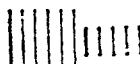
West Temple Gateway
Redevelopment Project Area

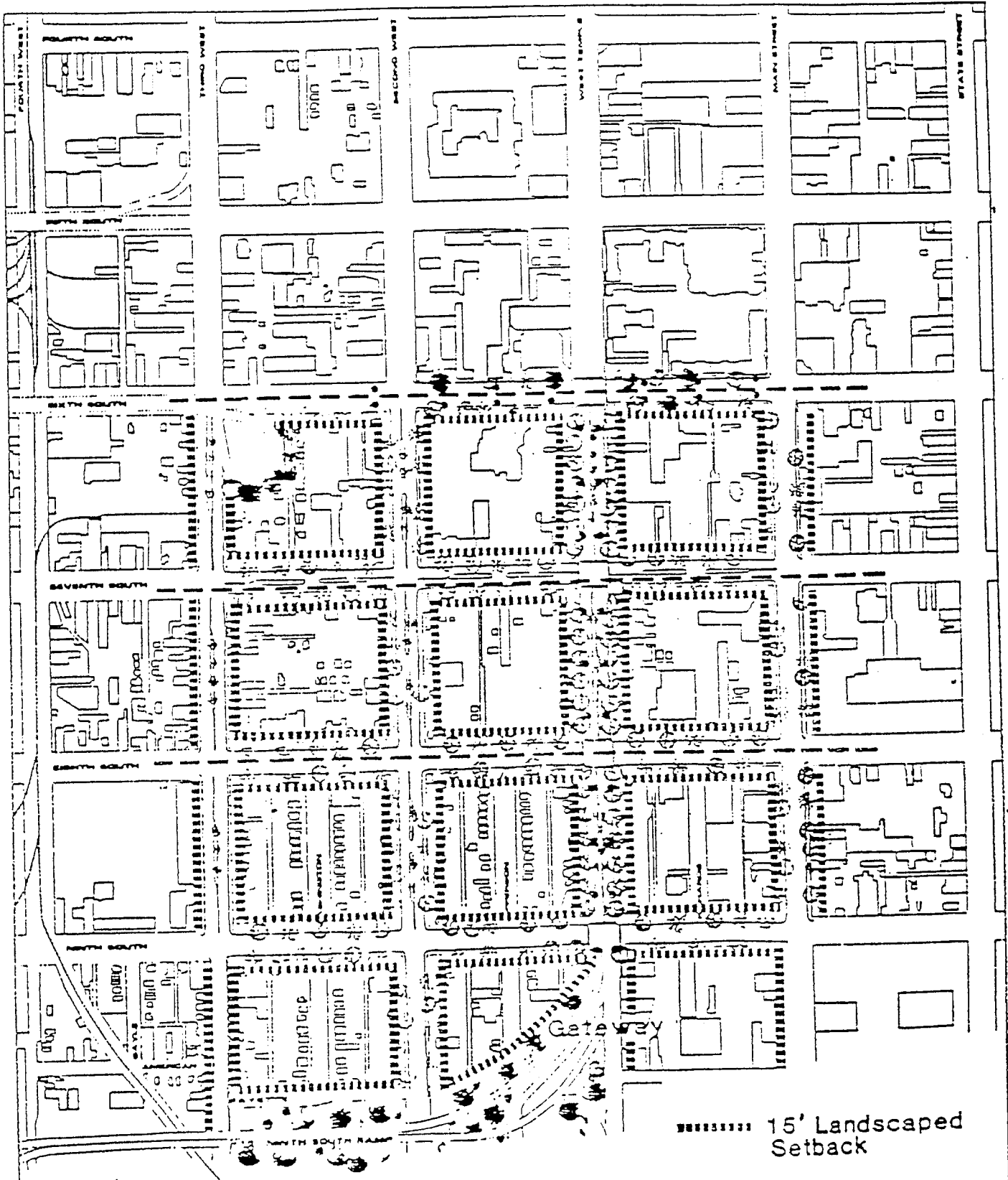
Figure 2



West Temple Gateway
Redevelopment Project Area

Figure 3
Circulation Map

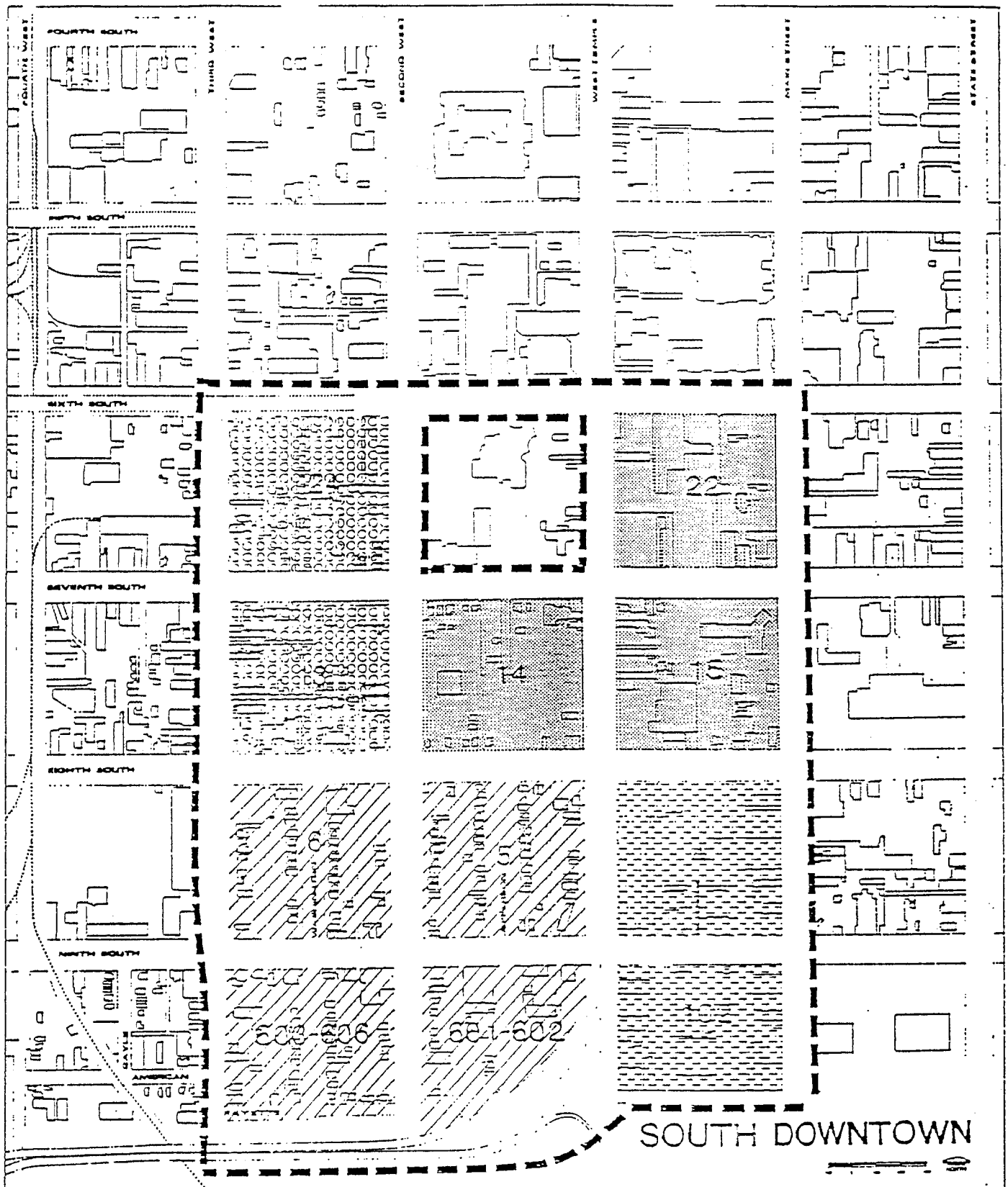
-  Special Collector
-  Minor Arterial
-  Major Arterial



West Temple Gateway
Redevelopment Project Area

Figure 4

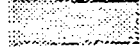
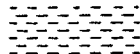
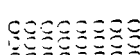
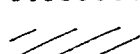
- 15' Landscaped Setback
- : : Boulevard Street Lighting
- Power Line Relocation Needed

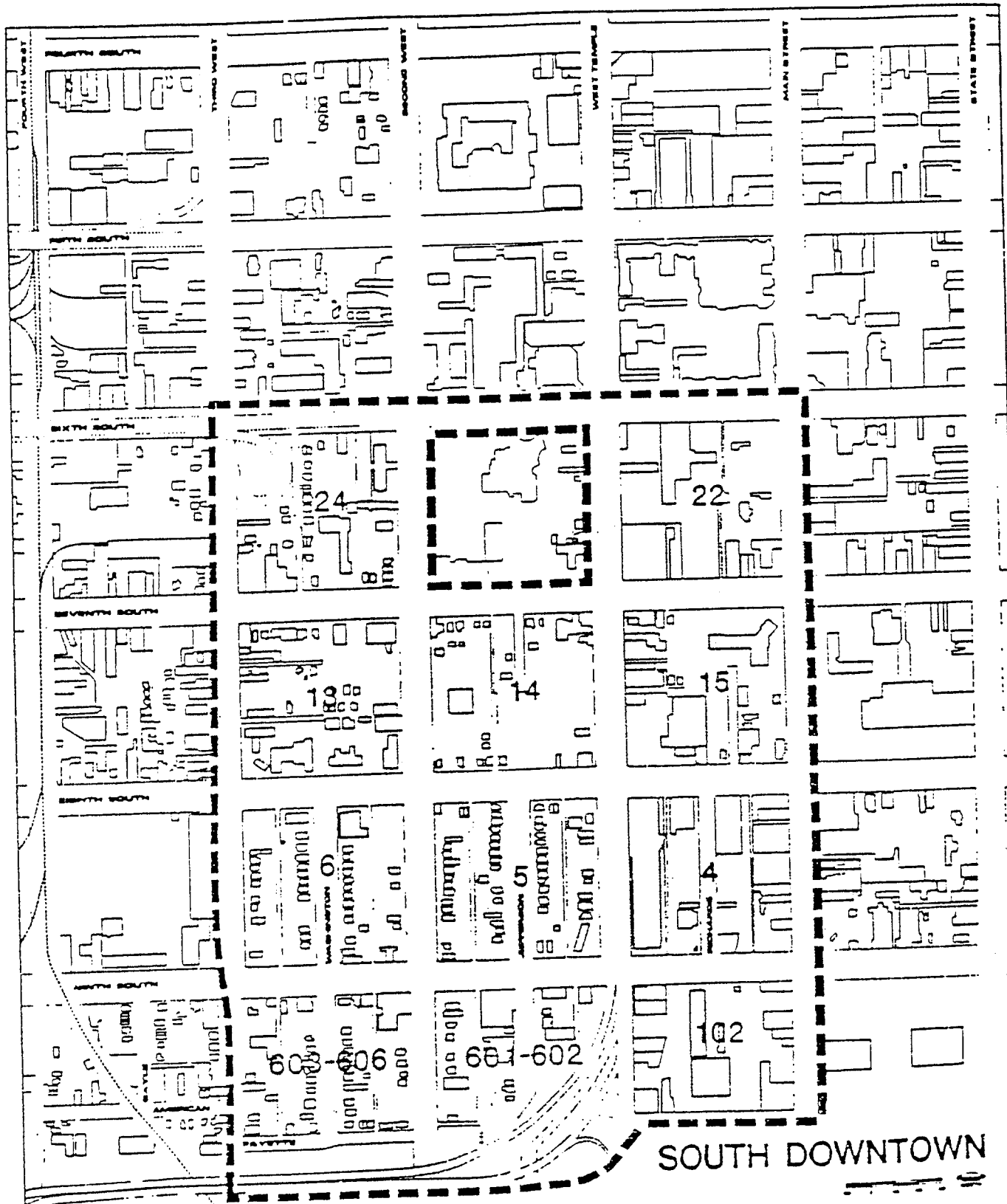


West Temple Gateway
Redevelopment Project Area

Figure 5

Phasing Map

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4



West Temple Gateway Redevelopment Project Area

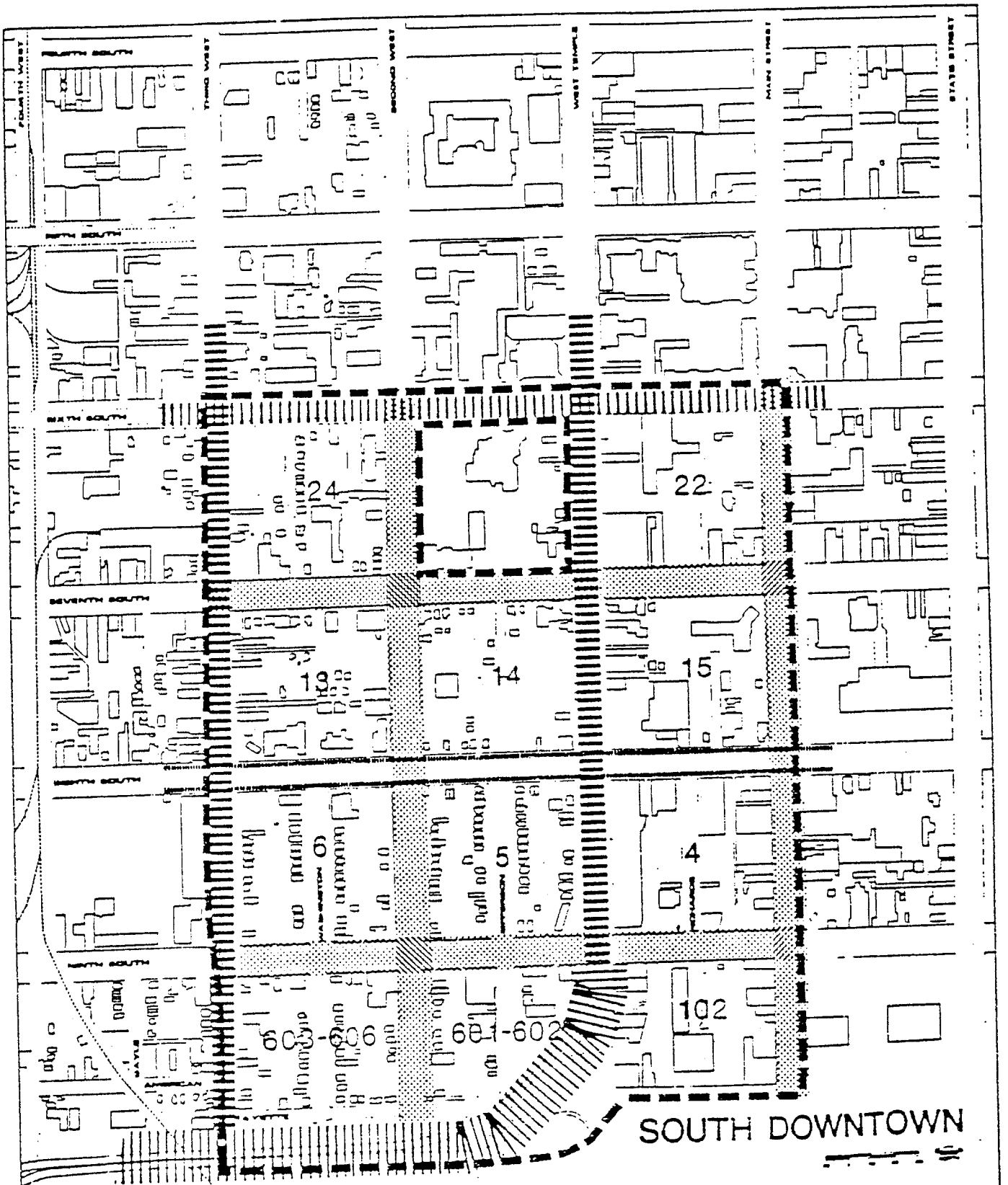
Approximately 92 Acres of Privately Owned Land

Figure 1




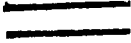
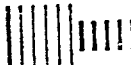
**West Temple Gateway
Redevelopment Project Area**

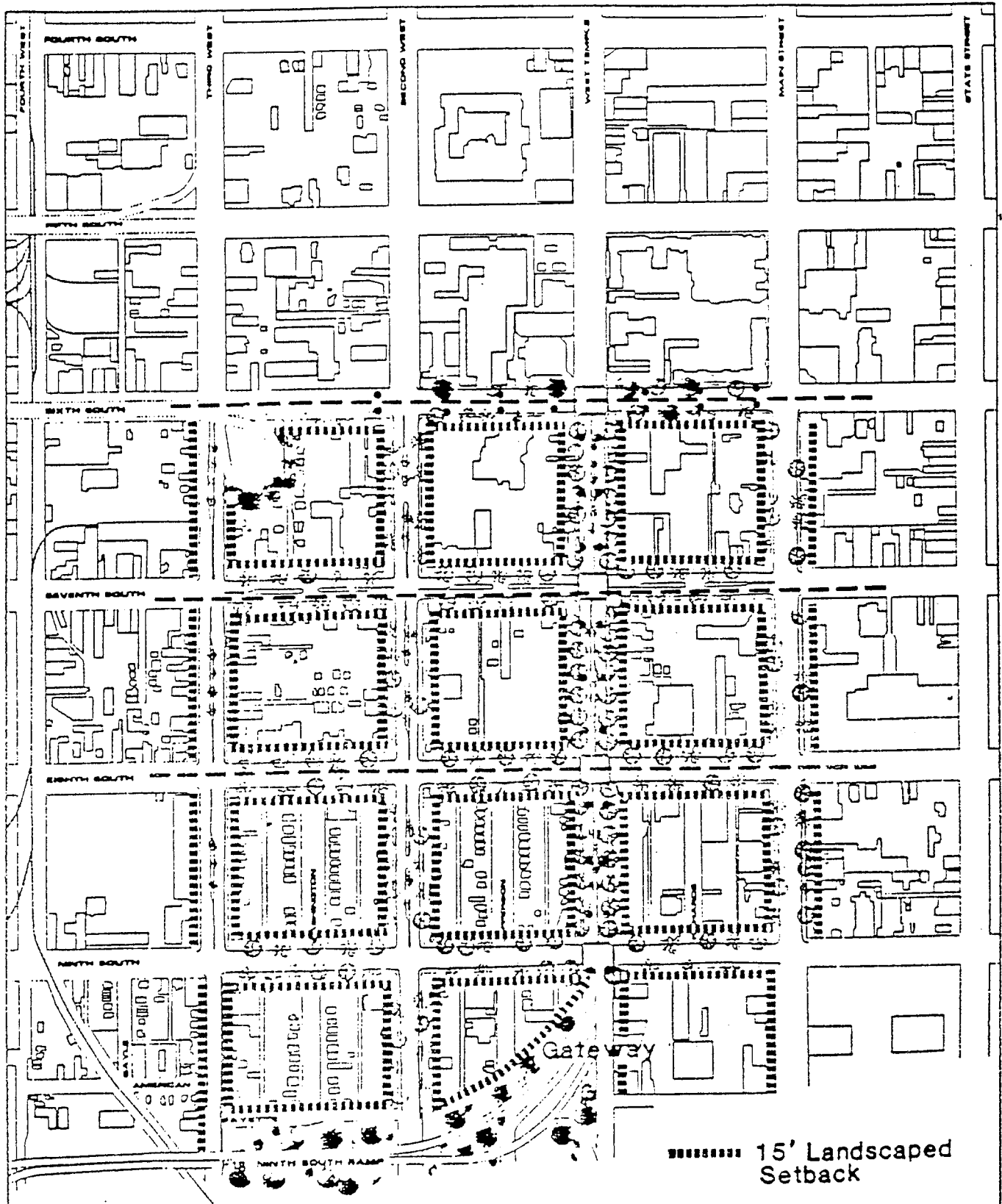
**Figure 2
Proposed Land Use Plan**



West Temple Gateway
Redevelopment Project Area

Figure 3
Circulation Map

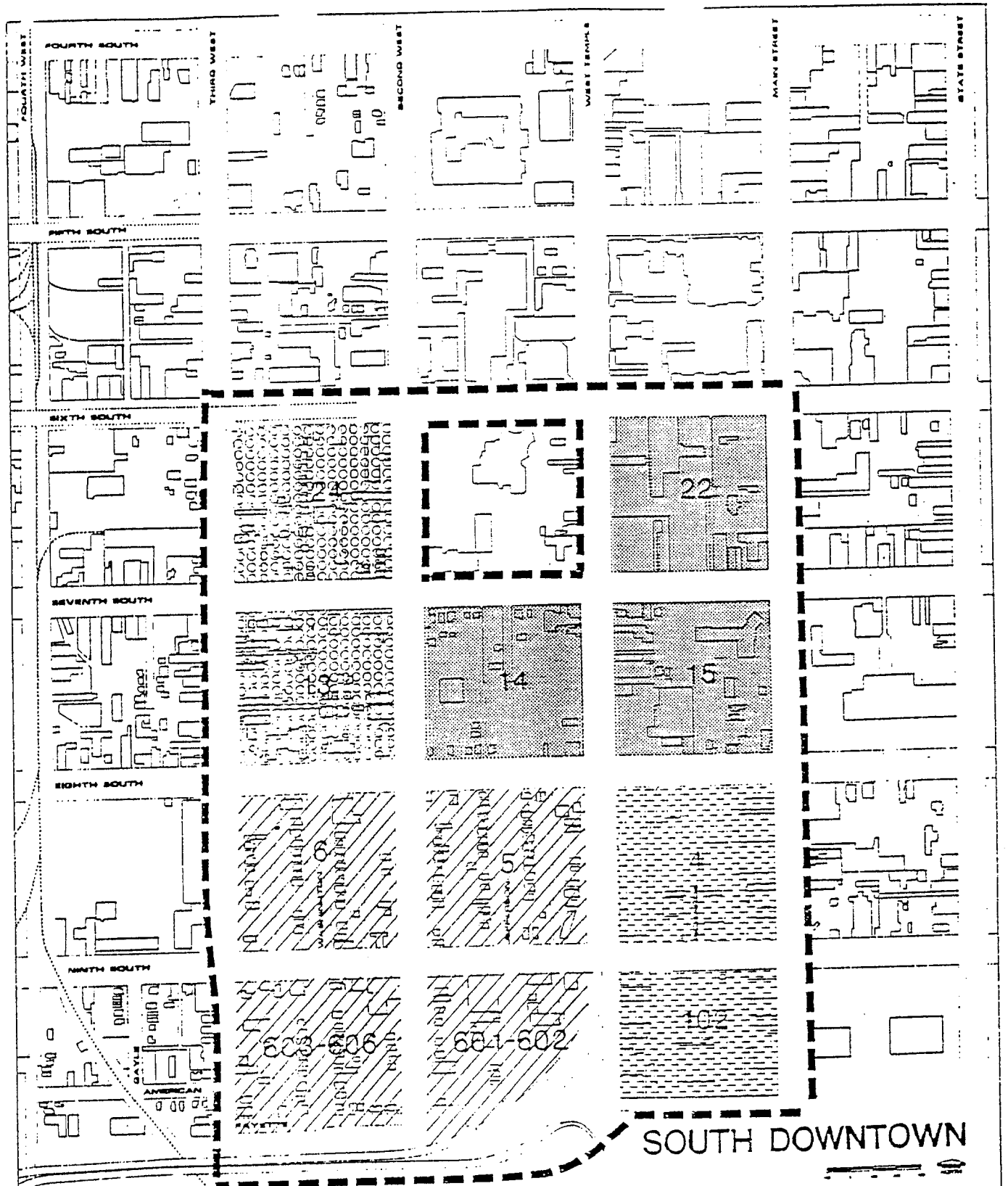
-  Special Collector
-  Minor Arterial
-  Major Arterial



**West Temple Gateway
Redevelopment Project Area**

**Figure 4
Urban Design Plan**

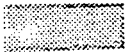


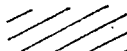
- 15' Landscaped Setback
- Boulevard Street Lighting
- Power Line Relocation Needed



**West Temple Gateway
Redevelopment Project Area**

Figure 5

Phasing Map

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4