

Overview

The City of Layton has begun a process to create a development and redevelopment plan for Old Downtown. This plan will build on the preliminary strategic plan developed by community stakeholders. The funds from the planning grant will be used to create visual aids depicting land-use and design objectives for Layton.

1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$5,000 (\$5,000 in-kind)
Match:	\$10,000
Project Cost:	\$20,000

Layton-Downtown Redevelopment Project

Local Responsibility

To guide its efforts in downtown development and identify quality growth principles that are important to its citizens, Layton conducted a series of open houses and public meetings to solicit feedback. Goals were identified to guide the design work contained in the plan.

State Leadership

The Quality Growth Commission awarded Layton with a grant in the amount of \$10,000.

Economic Development

Some of the goals identified as part of the plan include: provide for long-term economic enhancement, enhance landowner values and provide an identifiable set of development projects for the area being studied.

Infrastructure Development

Another goal of the plan is to release the potential of existing and also improve existing infrastructure. A series of Plan Alternates were developed and based around the movement of cars and pedestrians within the project area. The movement of cars and pedestrians is at the core of any successful design for an improved Old Downtown. Each of the Plan Alternates has the intention of having the redesigned corridor make a fundamental contribution to a creation of a district.

Housing Opportunity

The proposed housing would be provided as a combination of housing types and densities that would generally provide an enhanced sense of community and greater support of pedestrian activities. For the purpose of this study, three housing types are proposed: residential over retail within the commercial district, row housing between 12-18 units/acre and semi-detached or detached housing.

Conservation Ethic

This is not a component of this.

"...recommendations from the study have been incorporated into various Zoning Ordinance amendments and into the RDA plan for the general area."

Peter Matson-Long-Range Planner

Implementation

The Old Downtown Layton Revitalization Plan was prepared and presented in a series of public open houses during the winter of 1999/2000. Although the Plan as a whole has not been formally adopted, recommendations from the study have been incorporated into various Zoning Ordinance amendments and into the RDA plan for the general area. The RDA Plan for the area specifically references the design recommendations from the Plan as a guide for the Redevelopment Agency in reviewing development proposals in the area.

Promoting Intelligent Growth

The Plan was the beginning of discussions and proposals for the South Main Street Interchange project, which is now on the 5-year Long Range Transportation Plan for the Region. Design recommendations from the Plan have carried over into the Transportation Oriented Development (TOD) process sponsored by Envision Utah. Historic preservation, TOD and TDM principles have carried over in the various processes affecting the old downtown area. More specifically, UTA's commuter rail project proposes a station to be located in the study area. The Old Downtown Layton Revitalization Plan recommendations and public input process have become important aspects of the growth, development and redevelopment of the area and will be an important tool for years to come.

Accomplishments

Recommendations from the Plan have been instrumental in the adoption of an Old Downtown Overlay Zone designed to protect the area from typical highway commercial development and focus on land uses consistent with transportation oriented development and historic preservation. The planning staff is working on updates to the overlay zone that will provide design guidelines and mixed-use guidelines for the area.

The RDA Plan was adopted in June of 2002 and the Old Downtown Layton Revitalization plan is a referenced design document for the RDA Plan.

The Commuter Rail line and Layton Station are in the planning stage and projected to be operational by 2007.

Benefits

Although not specifically adopted as the primary planning document for the old downtown area, the Old Downtown Layton Revitalization Plan has been a guideline for additional studies and projects for the area. The public input process has been the basis for additional public involvement processes and major projects such as the commuter rail station, the South Main Street Interchange project, the South Main/Fort Lane Project Area RDA Plan, and the Old Downtown Overlay zone.