

Overview

The purpose of the Millcreek Station Area Implementation

Plan is to present a specific plan that guides the future transit oriented development for the area surrounding the TRAX Light Rail Station (Millcreek Station) located at 3300 south. This specific plan follows the Light Rail Corridor Master Plan that was prepared in 2000, which is an update of the City's General Plan.

2000 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$9,000 (\$9,000 in-kind)
Match:	\$18,800
Project Cost:	\$33,000

South Salt Lake City-Millcreek TRAX Plan

Local Responsibility

The plan illustrated the desire for certain types of development patterns consistent with the new transit system that would provide economic benefits to the community, improve eroding neighborhoods and provide a positive image of South Salt Lake for residents and commuters.

State Leadership

The Quality Growth Commission provided the City of South Salt Lake with a grant of \$15,000 for the Millcreek Station Area Implementation Plan & Design Guidelines.

Economic Development

Development should include a rich mix of use types including: retail, office, entertainment, cultural, and residential uses. The area plan calls for a commercial street district, retail center, business center, entertainment district, pocket park, and residential district.

Infrastructure Development

As infill and revitalization development occurs, existing utilities may require upgrading to handle the additional capacity that may be required. Utility upgrade projects should occur concurrently with roadway improvements to minimize disturbance. New utilities should be buried underground, as well as existing overhead utility service.

Housing Opportunity

The plan recommends that housing types include a range of housing options for elderly, traditional and non-traditional families, and single occupant households. Densities in the range of 10+ units per acre would be considered a minimum to be viable in a transit oriented development zone, and many communities with light rail systems have seen effective densities in the 30 to 50 units per acre range.

Conservation Ethic

The Pocket Parks are small landscaped areas that provide a small contrast to a highly urbanized setting. Drought tolerant trees and other vegetation should be planted, preferably in groups, to provide maximum shade, lower maintenance, reduce water usage, and promote more natural growth patterns.

"Planners are using the zoning and design guidelines to educate and assist developers in projects."

Nathan Cox-Programs Administrator

Implementation

This plan was created in conjunction with a proposed Redevelopment Area (RDA). The RDA was unsuccessful, and some of the recommendations for implementation have been indefinitely delayed. The plan itself was completed on schedule. It is currently handed out regularly to developers and property owners in the subject area.

Promoting Intelligent Growth

We have been working with property owners and developers in the area to redevelop on properties adjacent to the TRAX, but Brownfield issues have made it very difficult to get the project numbers to work. The major property owners are still interested in redeveloping (requiring some relocation), but a feasible plan is yet to be constructed. Without RDA tax increments the project will be even more difficult.

Accomplishments

The plan is finished. Planners are using the zoning and design guidelines to educate and assist developers in projects. Some additional funding has been secured.

Benefits

We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also been working with property owners, as mentioned above, who agree with the plan in general and want to redevelop their properties.