

Overview

The purpose of the Design Guidelines is to present a specific plan and recommendation to guide transit oriented development for the surrounding TRAX Light Rail Station (Central Pointe Station) located at 2100 South. This plan follows the Light Rail Corridor Master Plan that was prepared in 2000 as an update to the City's General Plan.

2001 Planning Grant Summary

Grant Amount:	\$30,000
Matching Dollars:	\$51,000 (\$22,000 in-kind)
Match:	\$73,000
Project Cost:	\$103,000

South Salt Lake-Central Pointe Transit Plan

Local Responsibility

As a result of a study commissioned by Envision Utah, the Central Pointe Station at 2100 S. was identified as an area for transit oriented development that could provide economic benefits to the community and improve eroding neighborhoods suffering from neglect.

State Leadership

The Quality Growth Commission awarded South Salt Lake County a grant in the amount of \$30,000.

Economic Development

It is suggested that retail development should be concentrated in a node flanking the TRAX Station for one block both to the east and west. Retail development will need to be part of a latter development phase, after multi-family residential development has created an identity for the area and household spending power forms the support base for new retail.

Infrastructure Development

This is not a component of this plan.

Housing Opportunity

Given the diversity of employment opportunities, the Area Plan encourages the development of apartments and town homes, a range of options for elderly, traditional and non-traditional families, and single occupant households. The Area Plan also recommends the necessity of creating live/work units with residences above or adjoining office or retail spaces.

Conservation Ethic

Per the Area Plan, open/park space is an amenity that should be strongly encouraged for all new development in the TOD area. Interspersed throughout the area plan are several pocket parks, which are landscaped areas that provide a contrast to a highly urbanized setting. This will implement an element of nature in these developments.

"We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also more aptly shared our vision of redevelopment with potential developers."

Nathan Cox-Programs Administrator

Implementation

The plan itself was completed on schedule. It is currently handed out regularly to developers and property owners in the subject area. The zoning overlay is also complete.

Promoting Intelligent Growth

Use by developers of the zoning overlay, design guidelines and TOD principles is limited. This may be due in part to the low volume of redevelopment going on in the area, and in part to the standardized design of national retailers that have been redeveloping. We realize it is a long-term plan, and until it becomes cost-effective for developers to build at the densities and with the bonuses we now allow, we'll lose some to Greenfield development.

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 more aptly shared our vision of redevelopment with potential developers.