

Overview

The Syracuse Town Center Plan establishes the planning concept, design and development guidelines, as well as administrative procedures necessary to achieve an orderly, quality development of the City's identified town center area.

2001 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$22,500 (\$7,500 in-kind)
Match:	\$30,000
Project Cost:	\$45,000

Syracuse-Town Center Master Plan

Local Responsibility

The Syracuse Town Center Plan has incorporated input and comments from interested citizens, developers, affected agencies, and property owners. The planning team consisted of the Planning Center, MGB+A The Grassli Group, Bonneville Research, and Fehr and Peers Engineering.

State Leadership

The Quality Growth Commission awarded the City of Syracuse with a grant in the amount of \$15,000.

Economic Development

Critical issues identified included the establishment of a new retail activity center with flexibility to allow a variety of retailers and their supporting uses and the establishment of a recognizable Syracuse City town center core, "downtown". It is believed that this will bring substantial economic value to Syracuse City and help meet continued growth in commercial development and housing for the community.

Infrastructure Development

Not a component of this plan.

Housing Opportunity

The goal of this plan is to develop higher density residential development with walkable access to the town center that meet the needs and desires of their owners and residents, while contributing to the overall neighborhood character of the area. One strategy proposed to accomplish this is to develop ordinance language that provides opportunities for a mix of lot widths to encourage a range of housing styles.

Conservation Ethic

Landscaping guidelines include the Utilization of the approved trees, shrubs and groundcovers as listed in the Landscape Plant Palette, Appendix A; and large canopy trees should be used to provide shade adjacent to sidewalks, pedestrian areas, parking areas and along trails.

"The plan would not have happened without the State grant funds. The City will benefit from the implementation of the plan goals and objectives...in the creation of a town center that will create a sense of place using Envision Utah development guidelines."

Rodger Worthen-City Planner

Implementation

The plan has not been implemented; however, discussions are currently under way with developers and landowners to begin site plan development.

Promoting Intelligent Growth

The plan is being used in development. The City has begun preliminary discussion with several developers and the major landowner on possible development of the area (approx 39 acres).

Accomplishments

See the comments above.

Benefits

The City was not in a position to fund this project entirely on its own. The plan would not have happened without the State grant funds. Secondly, the City will benefit from the implementation of the plan goals and objectives. This benefit will be in the creation of a town center that will create a sense of place using Envision Utah development guidelines, create civic and retail uses, economic development, and community pride.