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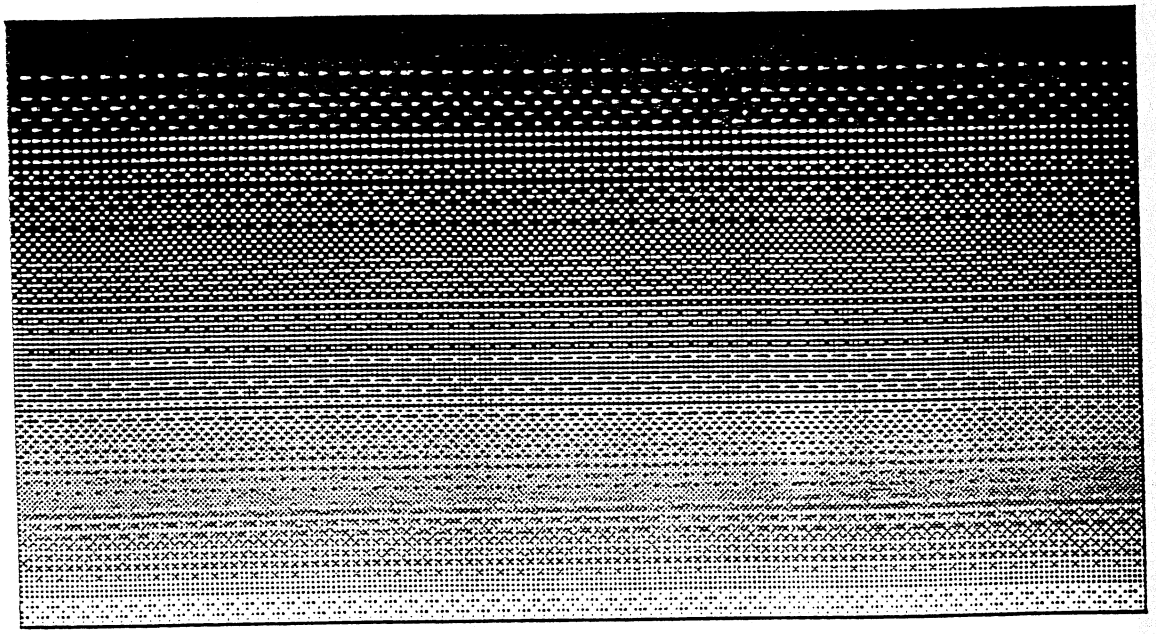
Master Plan for Block 42

(Salt Lake City Survey Plat B)



Salt Lake City Planning Commission

A MASTER PLAN FOR SALT LAKE CITY SURVEY PLAT B BLOCK 42
900 EAST - 1000 EAST, 300 SOUTH - 400 SOUTH

INTRODUCTION

IT IS THE INTENT OF THE MASTER PLAN FOR SALT LAKE CITY SURVEY PLAT B BLOCK 42 (BLOCK 42B), BOUNDED BY 900 EAST, 300 SOUTH, 1000 EAST AND 400 SOUTH TO REFINE AND STRENGTHEN THE DIRECTION OF THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984 FOR THIS BLOCK. THIS PLAN PRESENTS A DESIRABLE FUTURE CHARACTER FOR BLOCK 42B AND ADDRESSES THE ISSUES OF LAND USE, LAND USE TRANSITIONS, TRAFFIC CIRCULATION, AND DESIGN AMENITY. THEREFORE, THE BLOCK 42B MASTER PLAN SHOULD BE CONSIDERED A SUPPLEMENT TO, AND COMPANION DOCUMENT FOR THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984. THIS PLAN ALSO ADDRESSES THE PENDING DEVELOPMENTS PROPOSED BY THE SALT LAKE CLINIC FOR BLOCK 42B AND EVALUATES THEM WITHIN THE CONTEXT OF BOTH THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984 AND THE BLOCK 42B MASTER PLAN.

EAST CENTRAL NEIGHBORHOOD PLAN, 1984 - GUIDING PRINCIPLES

IT IS THE CLEAR AND UNMISTAKABLE DIRECTION OF THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984 TO "STABILIZE [THE EAST CENTRAL NEIGHBORHOOD] AS AN ATTRACTIVE RESIDENTIAL NEIGHBORHOOD" (P.4). TO ACHIEVE THIS GOAL THE EAST CENTRAL NEIGHBORHOOD PLAN IDENTIFIES SEVERAL APPROPRIATE ACTIONS AND STRATEGIES. THESE ARE:

1. TO CONSERVE THE LOW-MEDIUM DENSITY RESIDENTIAL CHARACTER OF THE AREA,
2. ENCOURAGE COMPATIBLE INFILL HOUSING ON VACANT LOTS, LOTS CONTAINING NONCONFORMING USES AND RESIDENTIAL USES IN DISREPAIR,
3. ENCOURAGE LOW DENSITY DEVELOPMENT CONSISTENT WITH DENSITY AND DESIGN OF EXISTING HOUSING, AND

4. ENCOURAGE PRESERVATION OF GOOD HOUSING AND NEIGHBORHOOD ELEMENTS (EAST CENTRAL NEIGHBORHOOD PLAN, 1984 PP.17-18).

THE MASTER PLAN FOR BLOCK 42B WAS DEVELOPED WITHIN THE FRAMEWORK ESTABLISHED BY THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984 THE HOUSING ELEMENT OF THE SALT LAKE CITY MASTER PLAN, 1980 AND THE CENTRAL COMMUNITY DEVELOPMENT PLAN, 1974. THE BLOCK 42B MASTER PLAN SEEKS TO CLARIFY THE PRINCIPLES AND DIRECTION OF THESE PLANS FOR THIS BLOCK.

BLOCK 42B VICINITY MAP

A MASTER PLAN FOR BLOCK 42B

PRESENT CHARACTER

BLOCK 42B IS A MIXTURE OF USES. THESE INCLUDE LOW-MEDIUM DENSITY RESIDENTIAL ACTIVITIES, COMMERCIAL USES ON THE CORNERS OF 300 SOUTH AND 400 SOUTH 900 EAST STREET, AND A MIX OF HIGH-DENSITY RESIDENTIAL AND OFFICE USES ALONG THE 400 SOUTH STREET FRONTAGE. THE 900 EAST BLOCK FACE CONTAINS RESIDENTIAL, MEDICAL OFFICE, SURFACE PARKING AND COMMERCIAL USES. THE MAIN OFFICE OF SALT LAKE CLINIC AND ITS ASSOCIATED PARKING IS A PRINCIPLE LAND USE. THE MAJOR THOROUGHFARES ADJOINING THE BLOCK ARE 400 SOUTH STREET AND 900 EAST STREET, EACH OF VITAL IMPORTANCE TO TRAFFIC MOVEMENT IN SALT LAKE CITY. BLOCK 42B DOES NOT POSSESS A SINGULAR, UNIFYING CHARACTER. RATHER, THE CHARACTER OF BLOCK 42B VARIES FROM RESIDENTIAL USE AND ARCHITECTURE TO LARGE, INTENSIVELY DEVELOPED OFFICE USES. DEVELOPMENT ON BLOCK 42B HAS PROCEEDED IN A DISJOINTED MANNER WITH NO UNDERLYING THEME OR DIRECTION.

FUTURE CHARACTER

BLOCK 42B SHOULD PRIMARILY ACCOMMODATE LOW-MEDIUM RESIDENTIAL DEVELOPMENT, ALTHOUGH APPROPRIATE NONRESIDENTIAL ACTIVITIES SHOULD BE CONSIDERED AND DIRECTED TOWARD 400 SOUTH STREET. HOWEVER, INCOMPATIBLE NONRESIDENTIAL DEVELOPMENT MUST BE DENIED TO CONSERVE AND STABILIZE BLOCK 42B AS A RESIDENTIAL SETTING. BLOCK 42B SHOULD PROVIDE AN AREA OF TRANSITION IN ACTIVITIES AND SCALE FROM THAT ALLOWED ALONG 400 SOUTH STREET TO A LESSER SCALE AND INTENSITY RESIDENTIAL ENVIRONMENT TOWARDS 300 SOUTH STREET AND 1000 EAST STREET. IT IS IMPORTANT TO CONSERVE THE BLOCK'S ARCHITECTURAL FLAVOR AND TREE-LINED STREETS. NO DEVELOPMENT SHOULD RESULT IN THE NET LOSS OF RESIDENTIAL FLOOR SPACE OR RESIDENTIAL UNITS.

USE OF LAND

THE PRIMARY USE OF LAND ON BLOCK 42B SHOULD BE FOR RESIDENTIAL ACTIVITY. ALL INFILL DEVELOPMENTS SHOULD ACKNOWLEDGE THE SCALE AND BUILT FORM OF ADJOINING AND SURROUNDING STRUCTURES TO MAGNIFY AND REINFORCE THE BLOCK'S DESIRED RESIDENTIAL ELEMENTS. THE INTENSIFICATION OF NONRESIDENTIAL USES SHOULD BE RESTRICTED TO THEIR EXISTING SITES AND SHOULD BE COMPATIBLE WITH RESIDENTIAL USES IN TERMS OF INTENSITY, HOURS OF OPERATION AND BUILT FORM.

BUILT FORM

HEIGHT AND SCALE

THE MAXIMUM HEIGHT ALLOWED ON THIS BLOCK SHOULD BE FOUR (4) STORIES, OR 45 FEET. NEW BUILDINGS SHOULD MAINTAIN THE RELATIVELY LOW-MEDIUM SCALE BUILT FORM BUT DEVELOPMENT INTENSITY ALONG THE 400 SOUTH FRONTAGE COULD BE A LITTLE GREATER THAN THE REMAINDER OF THE BLOCK, PROMOTING A DESIRABLE VISUAL EDGE ALONG 400 SOUTH STREET. NEW BUILDINGS SHOULD EXPRESS THE DESIRED RESIDENTIAL CHARACTER OF THE BLOCK IN FACADE DESIGN, ROOF FORMS AND CHOICE OF BUILDING MATERIALS. INFILL DEVELOPMENT SHOULD ACKNOWLEDGE SCALE, FORM, AND FACADE COMPOSITION IN ORDER TO REINFORCE THESE ELEMENTS OF BLOCK CHARACTER.

TOWNSCAPE CONTEXT

ALL FUTURE DEVELOPMENT SHOULD ACHIEVE A COHERENT, UNIFIED CHARACTER AND ATTRACTIVE STREETSCAPES. THE IMPROVEMENT OF THE FRAGMENTED TOWNSCAPE AND AMENITY OF THIS BLOCK SHOULD BE ACHIEVED THROUGH REDEVELOPMENT OF VACANT, UNDER UTILIZED AND BLIGHTED SITES WITH RESIDENTIAL USES. THE CONTINUITY OF BUILDING FACADES ALONG STREET FRONTAGES SHOULD BE REESTABLISHED AND AN INCREASINGLY RESIDENTIAL CHARACTER CREATED TOWARD 300 SOUTH STREET AND 1000 EAST STREET. 300 SOUTH AND 1000 EAST STREETS SHOULD BE EXCLUSIVELY RESIDENTIAL OR BADDLEY PLACE SHOULD BE

REESTABLISHED AS A RESIDENTIAL ENCLAVE. APPROPRIATE SCREENING AND BUFFER TREATMENTS SHOULD BE UTILIZED BETWEEN RESIDENTIAL ACTIVITIES AND ADJOINING NONRESIDENTIAL USES. NEW BUILDINGS ON THE BLOCK SHOULD BLEND WITH ADJOINING STRUCTURES AND EXPRESS THE DESIRED RESIDENTIAL ENVIRONMENT IN DESIGN AND BUILDING MATERIALS. BUILDINGS ON LARGER SITES MAY EMPLOY MORE DIVERSE ARCHITECTURAL FORMS AND MATERIALS BUT MUST MAKE A POSITIVE CONTRIBUTION TO THE DESIRED TOWNSCAPE CHARACTER.

MOVEMENT

VEHICLE ACCESS AND PARKING

THE CAPACITY OF 400 SOUTH (A MAJOR ARTERIAL) AND 900 EAST (A MINOR ARTERIAL) TO MOVE TRAFFIC MUST BE MAINTAINED. THESE STREETS SHOULD ALSO PROVIDE PRINCIPAL ACCESS TO THE BLOCK. TRAFFIC ON AND AROUND BLOCK 42B SHOULD CONTINUE TO BE DIRECTED TO 400 SOUTH STREET AND 900 EAST STREET. THE STREETS OF 300 SOUTH AND 1000 EAST SHOULD PROVIDE LOCAL ACCESS TO PROPERTIES WITH SOME THROUGH TRAFFIC PROVISION. PARKING LOTS SHOULD BE DENIED ADJACENT TO STREET FRONTAGES. PARKING AREAS SHOULD BE SITED BEHIND MAIN BUILDINGS AND WHEREVER POSSIBLE DESIGNED AS AN INTEGRAL PART OF SITE DESIGN. GENERALLY, ABOVE GRADE PARKING STRUCTURES ARE OUT OF CONTEXT WITH THE CHARACTER OF BLOCK 42B.

PEDESTRIAN ACCESS

WHILE BLOCK 42B SHOULD CONTINUE TO BE HIGHLY ACCESSIBLE WITH A SIGNIFICANT VOLUME OF VEHICULAR TRAFFIC ON 400 SOUTH AND 900 EAST, A HIGH LEVEL OF PEDESTRIAN SAFETY, ACCESS, AND AMENITY MUST BE MAINTAINED. WELL MAINTAINED SIDEWALKS, APPROPRIATELY SITED DRIVEWAYS, AND STREET TREE PLANTINGS WILL ENCOURAGE THE DESIRED PEDESTRIAN AMENITY.

ENVIRONMENT

SIGNAGE

ALL SIGNS SHOULD BE COMPATIBLE WITH THE OVERALL RESIDENTIAL CHARACTER SOUGHT FOR THIS BLOCK. SIGNS AND THEIR IMPACT SHOULD DECREASE IN TERMS OF SIZE, COLOR, ILLUMINATION AND PROMINENCE WITH INCREASING DISTANCE FROM 400 SOUTH STREET.

LANDSCAPE OPEN SPACE

ON-SITE LANDSCAPING IS REQUIRED TO ENHANCE THE RESIDENTIAL SETTING SOUGHT FOR THE BLOCK. EXTENSIVE LANDSCAPING AND BUFFER TREATMENTS SHOULD BE UTILIZED TO SOFTEN THE TRANSITION FROM NONRESIDENTIAL TO RESIDENTIAL USES. EXTENSIVE STREET TREE PLANTINGS ON ALL BLOCK 42B FRONTAGES WILL ADD TO BLOCK AMENITY.

CONCLUSION

BLOCK 42B SHOULD CONTINUE AS A VIABLE RESIDENTIAL ENVIRONMENT. NONRESIDENTIAL USES MAY BE APPROPRIATE PROVIDED THEY BLEND WITH, AND DO NOT COMPROMISE THE RESIDENTIAL INTEGRITY OF THE BLOCK. SITE PLANNING, BUILDING SCALE AND DESIGN, AND TRANSITIONING TREATMENTS ARE ALL IMPORTANT ELEMENTS OF LAND USE COMPATIBILITY FOR BLOCK 42B.

SALT LAKE CLINIC, DIRECTIONS FOR THE FUTURE

THE MAIN OFFICE OF THE SALT LAKE CLINIC IS THE PRINCIPAL LAND USE ON BLOCK 42B. THIS MASTER PLAN WOULD BE REMISS IF IT DID NOT ADDRESS THE DEVELOPMENT POTENTIAL OF THE CLINIC FACILITIES AND ITS INFLUENCE ON THE CHARACTER OF BLOCK 42B.

THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984 RECOGNIZED THAT PAST ZONING REGULATIONS HAVE ACCOMMODATED CLINICS, CONVALESCENT HOMES AND OTHER NONRESIDENTIAL USES TO SUCH A DEGREE THAT THE LOW DENSITY NEIGHBORHOOD CHARACTER AND DISTINCT FLAVOR OF THE EARLY TWENTIETH CENTURY ARCHITECTURE IS IN JEOPARDY (P.17). INDEED, THE EAST CENTRAL NEIGHBORHOOD PLAN SUGGESTED THAT THE CITY ADOPT A POLICY THAT WOULD RESTRICT MEDICAL FACILITIES TO THE HOLY CROSS HOSPITAL BLOCK. "REZONING TO ACCOMMODATE ADDITIONAL MEDICAL FACILITIES IN THE EAST CENTRAL NEIGHBORHOOD IS DISCOURAGED" (EAST CENTRAL NEIGHBORHOOD PLAN, 1984, P.28).

WITH THE ADOPTION OF THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984 SALT LAKE CITY INITIATED REZONING ACTIONS TO RESTRICT MEDICAL USES IN THIS NEIGHBORHOOD. SALT LAKE CLINIC IS NOW ALLOWED ON BLOCK 42B AS A CONDITIONAL USE. LOCATED AT 333 SOUTH 900 EAST AND ESTABLISHED IN 1958, THE MAIN OFFICE OF SALT LAKE CLINIC IS NOW A FACILITY OF APPROXIMATELY 71,000 SQUARE FEET LOCATED ON A 4.3 ACRE SITE. THE SALT LAKE CLINIC IS AN EXTREMELY VALUABLE AMENITY FOR THE CITIZENS OF SALT LAKE CITY AS WELL AS VALLEY WIDE RESIDENTS. INDEED, TO MORE FULLY SERVE AREA RESIDENTS THE SALT LAKE CLINIC IS PROPOSING TO EXPAND ITS FACILITY TO APPROXIMATELY 133,000 SQUARE FEET ON A 5.0 ACRE SITE. THEREFORE, IT IS THE GOAL OF THIS SECTION OF THE BLOCK 42B MASTER PLAN TO EVALUATE THE EXPANSION PLANS OF THE SALT LAKE CLINIC AGAINST THE PRINCIPLES OF THIS PLAN AND EXISTING ORDINANCE PROVISIONS.

THE OVERRIDING PRINCIPAL OF THE BLOCK 42B MASTER PLAN AND THE EAST CENTRAL NEIGHBORHOOD PLAN, 1984 IS TO PRESERVE AND PROVIDE

RESIDENTIAL OPPORTUNITY ON THE BLOCK AND TO STRENGTHEN RESIDENTIAL CHARACTER. ADDITIONALLY, THE SALT LAKE CITY ZONING ORDINANCE PRESENTS THE APPROVAL CRITERIA FOR ANY SALT LAKE CLINIC EXPANSION. CONTAINED IN SECTION 21.40.050C THESE CRITERIA ARE:

1. THAT THE USE WILL BE IN KEEPING WITH NEIGHBORHOOD CHARACTER AND WILL NOT ADVERSELY AFFECT NEIGHBORHOOD STABILITY,
2. THAT THE STREET SYSTEM WILL NOT BE ADVERSELY AFFECTED, OR MEASURES CAN BE TAKEN TO MITIGATE TRAFFIC AND PARKING DEMANDS,
3. THERE EXISTS NO CONDITIONS THAT WOULD MAKE THE USE IMPROPER TO ESTABLISH, AND
4. THAT NO CIRCUMSTANCES EXIST THAT PRECLUDE APPROVAL OF THE CONTINUED USE (SALT LAKE CITY ZONING ORDINANCE, P. 858).

FURTHER, ANY EXPANSION OF THE SALT LAKE CLINIC FACILITY WILL REQUIRE ADDITIONAL PARKING. AS THE SALT LAKE CLINIC PARKING LOT IS ALSO A CONDITIONAL USE, APPROPRIATE CONDITIONS MAY BE IMPOSED TO PROTECT RESIDENTIAL CHARACTER (SEC.21.78.060A8 SALT LAKE CITY ZONING ORDINANCE P.900).

FOR THE SALT LAKE CLINIC, THE BLOCK 42B MASTER PLAN RECOMMENDS;

A. THAT CLINIC EXPANSION BE DIRECTED TOWARDS THE SOUTH WEST CORNER OF BLOCK 42B.

B. THAT NO CLINIC EXPANSION RESULT IN THE NET LOSS OF RESIDENTIAL FLOOR SPACE OR RESIDENTIAL UNITS.

C. THAT ANY ADDITION TO THE EXISTING BUILDING RECOGNIZE THE SCALE OF ADJOINING STRUCTURES. SPECIFICALLY, ANY ADDITION TO THE EXISTING BUILDING'S NORTH, WEST OR EAST FACADE SHOULD BE DESIGNED AND/OR TERRACE DOWN TO BLEND WITH ADJOINING RESIDENTIAL STRUCTURES. THE VISUAL IMPACT OF ALL CLINIC BUILDINGS MUST BE CONSIDERED.

D. ANY NEW CONSTRUCTION, SOUTH OF THE EXISTING FACILITY, BE RESTRICTED TO ONE (1) LEVEL ABOVE GRADE. A BASEMENT LEVEL IS APPROPRIATE. IN TOTAL, A BUILDING AND CONNECTING WALKWAY OF APPROXIMATELY 27,000 SQUARE FEET IS APPROPRIATE.

E. AS PART OF ANY INCREASE IN CLINIC ACTIVITY, BADDLEY PLACE BE RETURNED TO RESIDENTIAL USE. BADDLEY PLACE SHOULD NOT PROVIDE ACCESS TO THE SALT LAKE CLINIC. IN THE EVENT THE PHILLIP'S PROPERTY IS SOLD TO THE CLINIC, THAT BADDLEY PLACE BE CLOSED OR VACATED AND DISPOSED OF AND THAT THE 1000 EAST PROPERTIES BE RETURNED TO RESIDENTIAL USES. THIS IS AN AMELIORATIVE ACTION TO ASSIST IN ACHIEVING THE RESIDENTIAL CHARACTER OF BLOCK 42B. FOUR (4) BUILDABLE LOTS ARE AVAILABLE ON BADDLEY PLACE AND ALL FOUR (4) SHOULD BE MADE AVAILABLE FOR RESIDENTIAL USES.

F. ALL CLINIC PARKING BE PROVIDED AT, OR BELOW GRADE, MINIMIZING THE NEGATIVE IMPACTS OF A SUBSTANTIAL PARKING DEMAND IN A RESIDENTIAL AREA. ANY ABOVE GRADE PARKING STRUCTURE WOULD BE PARTICULARLY DETRIMENTAL TO THE DESIRABILITY AND STABILITY OF THE RESIDENTIAL CHARACTER SOUGHT FOR BLOCK 42B.

G. WHERE POSSIBLE, THE CLINIC SHOULD AVOID CREATING "MAJOR GAPS" IN STREET FRONTAGES. TO MAINTAIN CONTINUITY OF THE STREET EDGE, ALL CLINIC PARKING SHOULD BE LOCATED BEHIND BUILDINGS, SCREENING WALLS AND LANDSCAPING. THE 400 SOUTH STREET BUILDING EDGE SHOULD BE MAINTAINED WITH CLINIC PARKING SCREENED BEHIND BUILDING FACADES.

H. THAT EXTENSIVE LANDSCAPING, SETBACK AND SCREENING BE ESTABLISHED SURROUNDING THE PARKING LOT AND CLINIC BUILDINGS. THIS ACTION WILL PROMOTE COMPATIBILITY WITH ADJOINING STRUCTURES AND USES.

I. THAT ALL BUILDING MATERIALS AND DESIGN BE SENSITIVE TO THE RESIDENTIAL CHARACTER OF BLOCK 42B.