



Memorandum

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
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Date: February 5, 2025
Re: Capitol Hill Community Plan Update

Capitol Hill Community Plan Update

REQUEST:

This memorandum and work session is intended to provide a briefing and update on the process of updating the Capitol Hill Community Plan, including an overview of the existing conditions for the community. The Capitol Hill Community Plan establishes land use and growth-related policies for the area and will be used to help guide zoning, transportation, housing, and other growth-related decisions.

ACTION:

No action required. The purpose of this briefing is to introduce the Commission to the Capitol Hill Community Plan update.

BACKGROUND

The Capitol Hill Community Plan area is located north of downtown. It is generally bound by North Temple Street on the south, I-15 on the west, City Creek Canyon and open space lands on the east and the northern boundary of the city itself. The plan area is approximately 7.24 square miles or 4,633 acres in size.

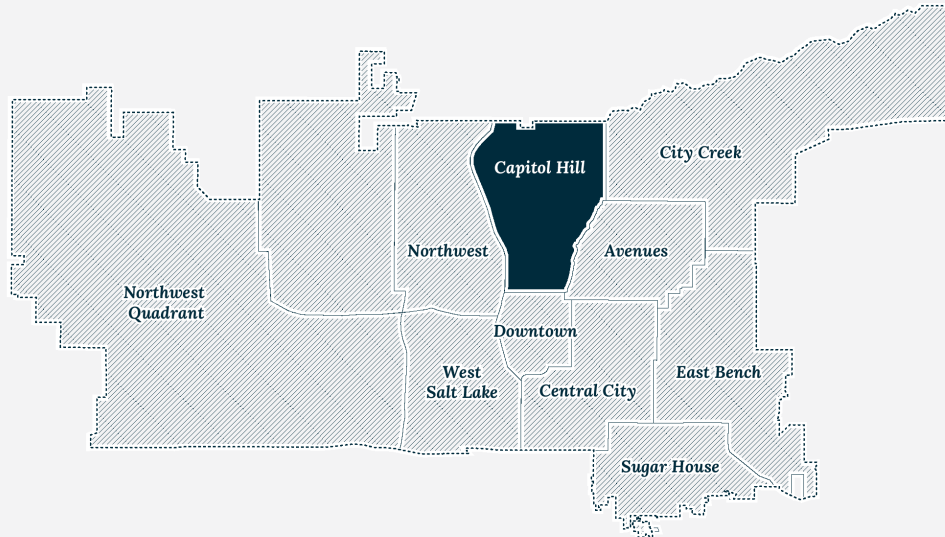
Purpose and Need

The plan currently in place for Capitol Hill was adopted in 2001. As a result of its age, it doesn't address some of the current city goals and policies found in citywide plans, such as Plan Salt Lake and Housing SLC. The main purpose of the update is to establish a vision for the area for the next 15 years and align the Capitol Hill Community Plan with Plan Salt Lake. The update also aims to simplify the plan and establish goals that are more achievable and within the City's purview.

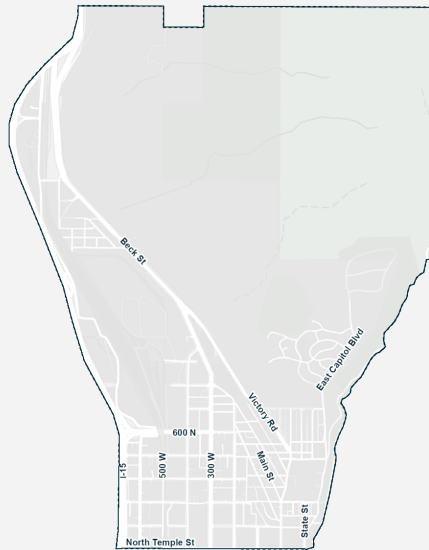
The intent is to develop a plan that is focused on land use, links the land use policies with other citywide plans such as Plan Salt Lake and Housing SLC, various transportation plans, and Reimagine Nature, and identifies key action items to implement the land use plan. The Planning Division envisions a plan that is easy to use, direct, can be implemented, includes metrics to evaluate the effectiveness of the plan, and set up to be updated on a more frequent basis instead of taking decades.

February 5, 2026

SLC COMMUNITY BOUNDARIES



CAPITOL HILL COMMUNITY BOUNDARIES

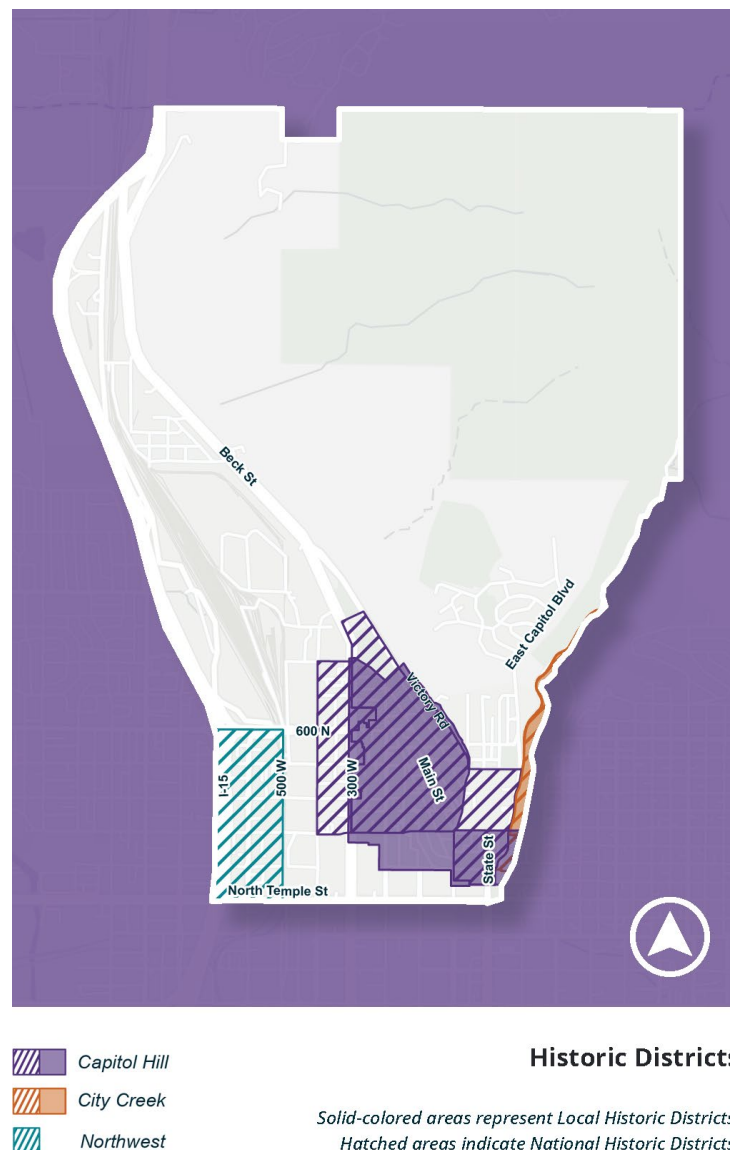


Historic Landmark Commission Authority – Historic Preservation Overlay

The Historic Landmark Commission's authority is limited to properties subject to the Historic Preservation Overlay, which includes Landmark Sites and properties within a Local Historic District.

There are two Local Historic Districts in the plan area – Capitol Hill Historic District and the western portion of City Creek Historic District. Additionally, there are 31 Landmark Sites in the community. Both Local Historic Districts are also listed on the National Register of Historic Places, although the boundaries vary slightly between the local and national districts as shown in the map below. The eastern portion of the Northwest National Historic District is located in the plan area within the Guadalupe neighborhood. This area includes some of the oldest areas of the city and is part of the original plat "A" of the Salt Lake City Survey. Properties that are only listed on the National Register are not regulated by Salt Lake City, but they may be eligible for historic tax credits.

Because the plan area includes properties subject to the Historic Preservation Overlay, Planning Staff is providing information and soliciting any initial feedback the commission may have at this early stage in the process.

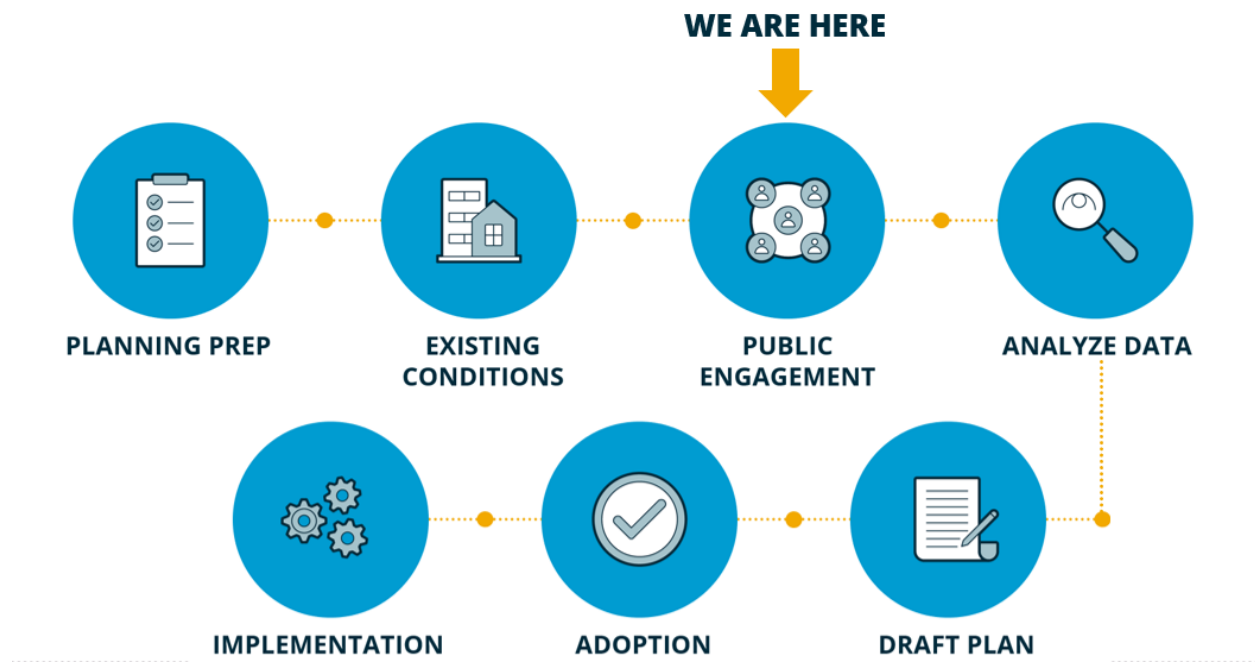


Project Management Team

Planning Division

- Nick Norris, Planning Director
- Michaela Bell, Deputy Planning Director
- Amy Thompson, Planning Manager
- Brooke Olson, Senior Planner
- Katilynn Warr, Principal Planner

PROCESS



The initial public engagement phase (first part) of the plan update is currently underway and on-going. Prior to starting public engagement with the community, the team compiled the Capitol Hill Community Existing Conditions Report, which can be found here: [Capitol Hill Community Plan Existing Conditions Report 2025](#), and as an attachment to this memo. The team kicked off the initial public engagement effort by publishing the [Capitol Hill Community Plan Update Webpage](#) and [Online Survey](#), tabling in person engagement events, conducting stakeholder interviews and presenting key findings from the Existing Conditions Report to the community. This phase is intended to enable ongoing conversations and gather feedback that will inform the Capitol Hill Plan Update.

For the second part of the project, the team will develop specific policies to address citywide goals and community desires and needs, using the information compiled from stakeholder interviews, online surveys, and public outreach events. The draft policies and themes will be presented to the community for input. The project team will engage other city departments as well as public agency representatives throughout the process for input on the existing conditions and guidance on other plan deliverables.

Public and Stakeholder Engagement Timeline

Phase 1 - Opportunities & Issues: Fall/Winter 2025-26

The first phase of engagement will focus on learning from the community—hearing about likes, challenges, ideas, and opportunities. Input will be gathered on topics such as housing, historic preservation, neighborhood amenities, parks and transportation.

- **Initial Community Engagement:**

Planning Staff is currently in this phase in the process.

- **Stakeholder interviews:** This involves technical interviews with representatives of City departments, associated agencies, and interviews with property owners, residents, business owners, developers, and other public stakeholders to help inform the plan's development.
- **Community Outreach:** An online project page is available to provide project updates. The project page also includes an online survey to collect feedback on specific topics. The team has also been engaging with the public in-person by holding several outreach events at various locations throughout the neighborhood. These outreach events include information about the process as well as interactive posters as a means for residents to share their opinions. The following is a list of the initial engagement events that have been held so far:
 - **Marmalade Jam Fest:** Saturday, September 17 | 10 AM – 7 PM | | Marmalade Library (280 W 500 N)
 - **Ensign Peak Trailhead:** Wednesday, November 5th | 3 PM – 5 PM | | 1002 N Ensign Vista Drive
 - **Lee's Marketplace:** Thursday, November 12th | 11 PM – 1 PM | | 255 N 400 W Bldg. 1040
 - **Capitol Hill Community Council Meeting:** Wednesday, November 19th | 6 PM | | Marmalade Library | 280 W 500 N
 - **Marmalade Library Open House:** Monday, February 2nd | 5 PM | | Marmalade Library | 280 W 500 N
- A report summarizing the feedback received from the in-person events and the online survey will be published on the project website as the process moves forward.

- **Analysis:** The team will compile all feedback gathered during the initial community engagement and analyze how it aligns with existing community conditions and relevant citywide policies. From this, common themes will be identified to inform the development of goals, policies and initiatives that will shape the updated plan.

Phase 2 – Big Ideas: Spring 2026

In this phase, we're building on what we heard in Phase 1. Community feedback and current conditions will be reviewed together to identify common themes and shape draft initiatives—specific actions that can be taken to address community priorities and citywide goals. In short: what we heard, what we learned, and how we'll move from ideas to action.

- **Draft Plan Outreach**

During this phase, the team will draft a plan with two overarching goals in mind: (1) align the updated plan with city wide initiatives, and (2) incorporate the wants and needs from the

community engagement into a plan that will guide development in Capitol Hill for the next 15 years. The draft plan will be shared online for public feedback and through other outreach events that are to be determined.

Phase 3 – Final Vision: Summer 2026

This final phase is focused on the Draft Vision—a plan that reflects the ideas and priorities shared throughout the process. This stage focuses on refining the community plan through public input, meetings, and hearings before it's finalized and adopted.

- **Historic Landmark Commission, Planning Commission, & City Council:** The team will present the final draft plan to the Historic Landmark Commission, Planning Commission, and City Council. These meetings will include public hearings which will serve as another opportunity for the public to provide additional input.

ATTACHMENT A: Existing Conditions Report

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CAPITOL HILL COMMUNITY PLAN



EXISTING CONDITIONS REPORT | 2025

CAPITOL HILL COMMUNITY PLAN



EXISTING CONDITIONS REPORT | 2025

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VERSION | SEPT 18, 2025

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Salt Lake City is undertaking an effort to update the Capitol Hill Community Plan, which was last updated in 2001.

This Existing Conditions Report marks the first step in that process by providing a comprehensive overview of the Capitol Hill community’s current demographics, land use, connectivity, open space and natural resources, historic and cultural assets and infrastructure.

Serving as a “snapshot in time,” this report helps establish a foundational understanding of the community’s present state.

The information gathered will help guide appointed and elected officials in shaping plans for the Capitol Hill neighborhood, ensuring they align with citywide plans and goals as the overall planning process moves forward.

Additionally, this report will serve as a valuable resource for residents, businesses, and community organizations interested in understanding the community’s unique strengths and opportunities.

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01

PLAN AREA

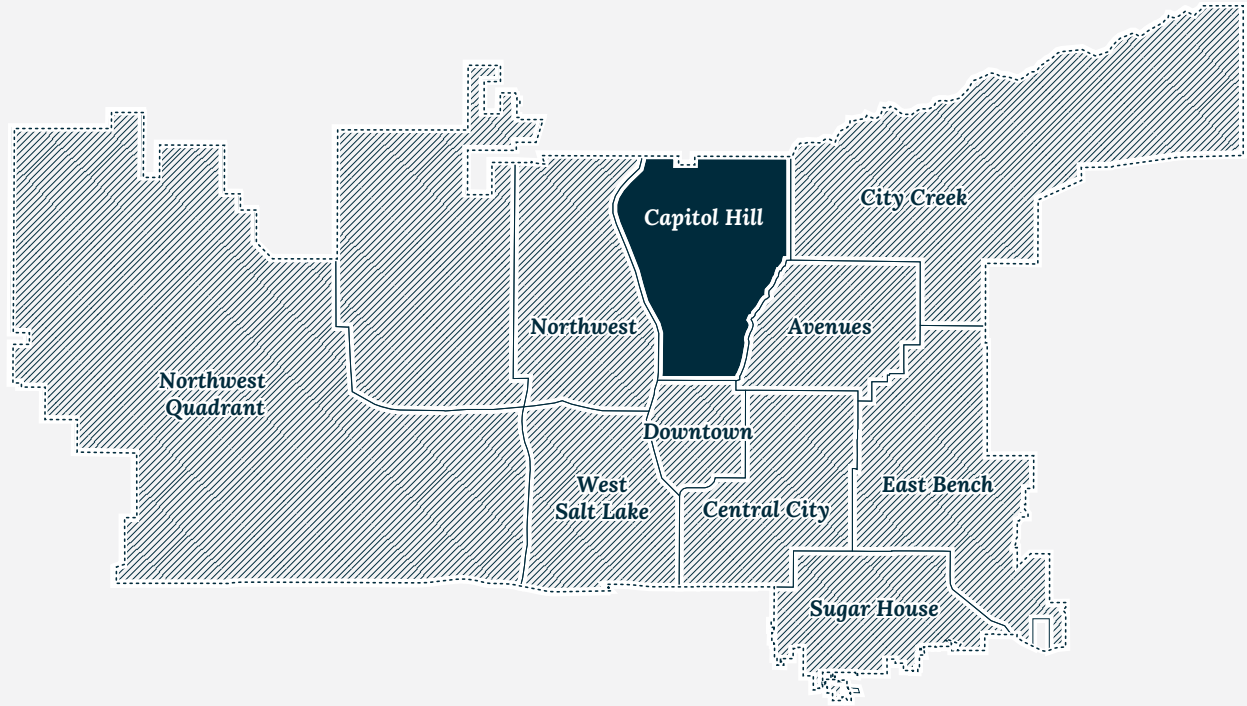
The Capitol Hill Community was named after the Utah State Capitol building, which sits prominently on a hill overlooking downtown Salt Lake City.

Established in the **mid-19th century**, Capitol Hill grew alongside the early development of the City. It's home to one of the oldest residential communities in Salt Lake City with structures dating to when the Mormon Pioneers first entered the valley. The community has distinct neighborhoods, the character of which is largely dictated by location and the topography of the land.

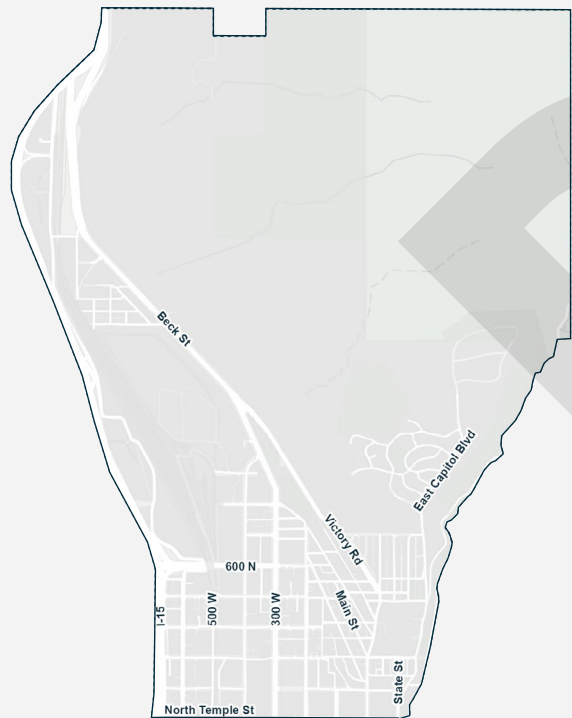
The Capitol Hill Community also spans the spectrum of land uses –accommodating low-density residential, high intensity industrial uses along the northwestern edge, and a considerable portion of area dedicated to public lands. Neighborhoods contain a scattering of restaurants and cafes.

The Capitol Hill Local Historic district, along with numerous individual historic landmark and cultural sites, highlight the area's heritage, while parks and trails provide access to outdoor recreation and natural beauty.

SLC COMMUNITY BOUNDARIES



CAPITOL HILL COMMUNITY BOUNDARIES



LOCATION + BOUNDARIES



The Capitol Hill Community Plan area is located adjacent and to the north of downtown. It is generally bound by North Temple Street on the south, I-15 on the west, City Creek Canyon and open space lands on the east, and the northern boundary of the city itself.

The plan area is approximately 7.24 square miles or 4,633 acres in size.

NEIGHBORHOODS

DESOTO / CORTEZ

This area, with streets named after early explorers, is located north of the State Capitol Building and is bounded by Victory Road & Columbus Street on the west, 700 North on the north, and East Capitol Blvd on the east. The DeSoto/Cortez neighborhood is characterized by single family and duplex dwellings built between 1920 - 1950, and streets lined with mature trees.

ENSIGN DOWNS

This area is located to the north of the DeSoto/ Cortez Neighborhood and is accessed via East Capitol Blvd. A large portion of this neighborhood lies south of Ensign Peak except for North Cove which is located at the north end of East Capitol Blvd east of Ensign Peak. Ensign Downs is a modern subdivision consisting of very low-density, single-family homes, the earliest being constructed in the 1950's, and the North Cove area developing later (post 1980's - current).

GUADALUPE NEIGHBORHOOD

Bounded by North Temple to the south, 600 North to the north, I-15 and the railroad tracks to the west, and 400 West to the east, the Guadalupe neighborhood was originally established as an agricultural village by Mormon settlers shortly after 1847. Early development featured wide streets, irrigation ditches, and small adobe houses on large 10-acre blocks. The arrival of the railroad in 1870 physically separated Guadalupe from the rest of the Capitol Hill community and spurred commercial and industrial growth.

More recently, the creation of the North Temple transit corridor and the opening of the North Temple Viaduct Station in 2012 have begun to reshape the area, encouraging a shift toward a walkable, mixed-use, transit-oriented neighborhood. Most of the new residential development has taken the form of multifamily housing, adding density and new residents near transit.

KIMBALL

The Kimball neighborhood is bounded by North Temple Street to the south, 200 West to the west, Canyon Road to the east, and 300 North to the north. While Temple Square is located just outside the plan area, two LDS facilities—the Conference Center and the Church History Library—are within Kimball itself.

Moving north from North Temple, land uses shift from institutional to primarily residential. Development of the neighborhood accelerated after the completion of the State Capitol in 1915. Today, Kimball is a pedestrian-oriented neighborhood with tree-lined streets, uniform blocks connected by alleys, and a diverse range of housing types.

MARMALADE

Located generally to the west of the State Capitol Building, the neighborhood is bound by 300 North on the south, 200 West, and Columbus Street & Victory Road on the east. This is one of the oldest neighborhoods in the State of Utah, with many homes being constructed prior to 1900.

This neighborhood is characterized by steep, narrow streets and irregularly shaped lots. Homes in this neighborhood feature a variety of architectural styles and are commonly oriented towards property interiors.

WEST CAPITOL HILL

Located north of North Temple, between 200 and 400 West, and Victory Road on the north, the neighborhood is part of the original plat “A” of the Salt Lake City Survey. It consisted of **10-acre blocks** and was developed prior to the development of the adjacent hillside because the settlers preferred the richer flat valley floor soil which could be more easily irrigated as garden areas. The neighborhood has always been an area of mixed uses including residential, commercial, and industrial. By the **1870’s** many of the holdings of the first tenant farmers were subdivided and sold to develop as residential neighborhoods. In the **1880’s**, the neighborhood population increased with the construction of the Denver and Rio Grand Western Railroad.

Residents were close to the city center, well served by public transportation, and accommodated by nearby retail and service enterprises. Today, the West Capitol Hill neighborhood is a mixed-use area with a well-established residential component. Neighborhood serving uses are sprinkled throughout the neighborhood, with clusters along 300 West, 400 West, and North Temple Street.

INDUSTRIAL

The industrial area within the Capitol Hill community extends from 600 North to the northern boundary of the plan area, and from I-15 on the west to approximately 500 West on the east. In some locations, it also extends east of Victory Road and Beck Street.

SWEDETOWN

Located between Beck Street and I-15, and between Everette Avenue and 1900 North, Swedetown was historically a suburban development promoted by businessmen eager to profit from the great influx of Swedish immigrants into Salt Lake City in the **1880s**. The land was surveyed, sidewalks laid, trees planted, and homes built in hopes of creating a large suburban development. Water was supplied from a large artesian well and a spring in the mountains to serve the residents of the newly created neighborhood, however the water supply was not enough to support the population which resulted in restricted growth.

Over time, its population declined, and residences were replaced by industrial and heavy manufacturing uses, which now border and encompass the area. Today, the neighborhood is characterized largely by industrial activity with only about **23 homes** remaining.

CITY CREEK

In **1986**, Salt Lake City adopted a specific plan for City Creek to address land use and circulation in the City Creek Canyon area.

The plan area extends from the North Temple and State Street intersection to the top of City Creek Canyon and is approximately **10,700 acres**. It encompasses the residential pocket along Canyon Road, Memory Grove Park, as well as the entire undeveloped canyon. The western half of City Creek is located in the Capitol Hill Community Plan Area, and

the eastern half is located in the Avenues Community Plan area; the divide is roughly the City Creek waterway itself.

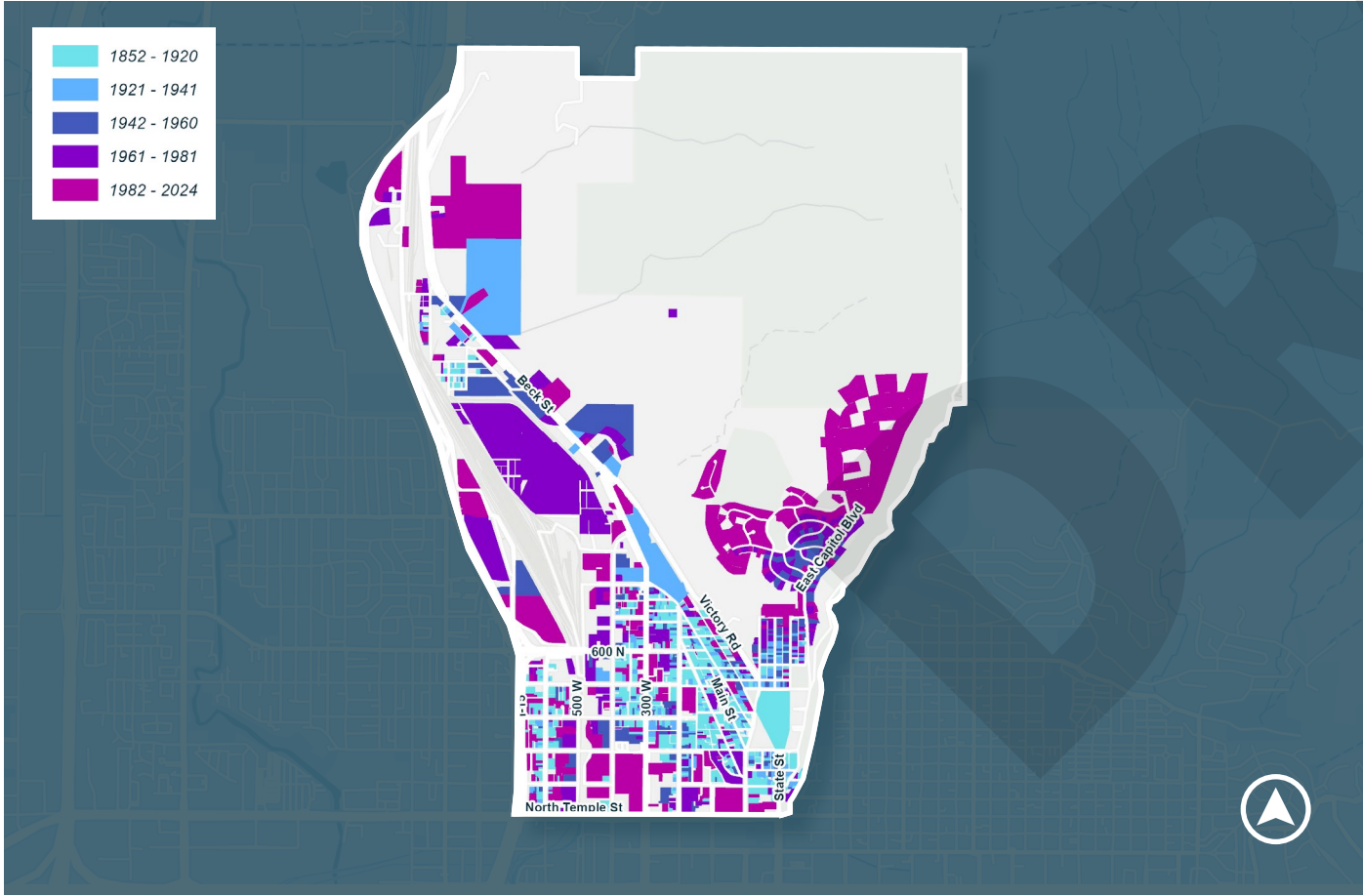
The Plan focuses on the preservation of City Creek Canyon as a whole and emphasizes maintaining this area in its natural state. It recommends canyon activities be limited to watershed protection, water treatment facilities, and limited public recreation opportunities. **For additional information, see the Plan Audit section of this report, [page 138](#).**



CONSTRUCTION PERIODS

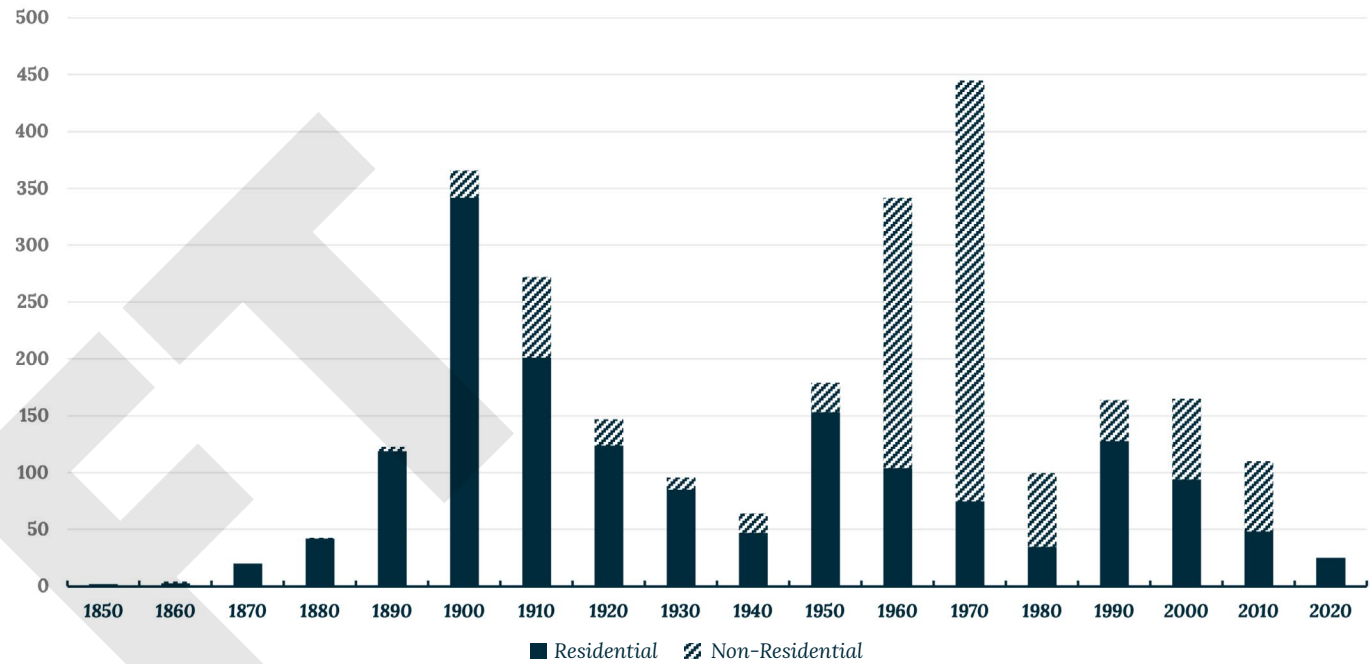


Over half (52%) of the residential buildings in Capitol Hill were constructed by the 1920s, reflecting a historic development pattern that predates the adoption of Salt Lake City’s first zoning ordinance in 1927.



Construction Periods

CONSTRUCTION BY DECADE



In contrast, only 4% of nonresidential buildings were built by 1920. Nonresidential building stock was largely constructed much later compared to residential buildings, with 60% constructed between 1960 and 1980. The oldest known residential structure dates to 1852, while the earliest nonresidential building was constructed in 1861.

Across all building types, two major periods of construction stand out:

- 32% of the buildings were constructed by 1920
- 30% were built between 1961 and 1980

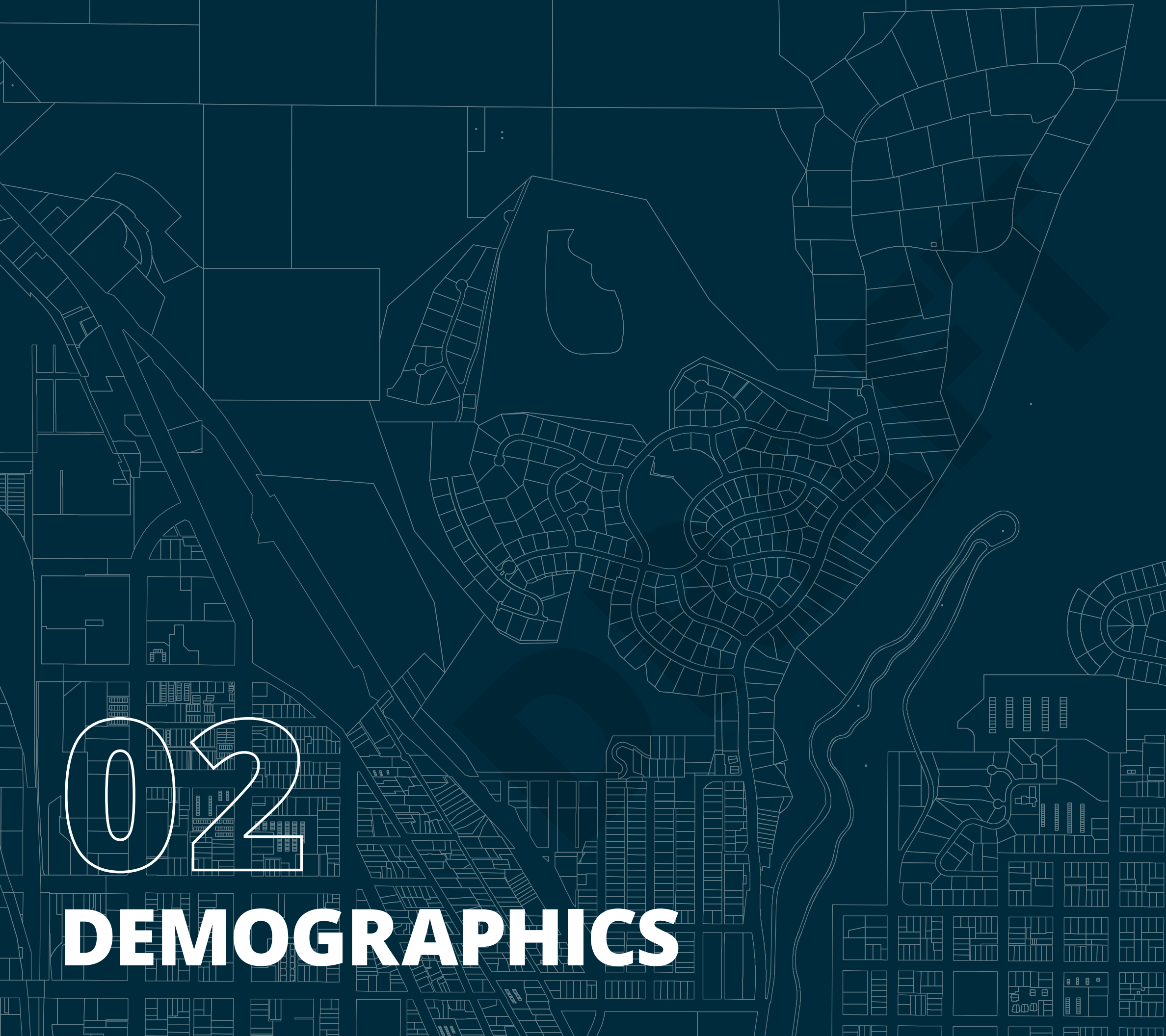
Early development was concentrated in the Marmalade, West Capitol Hill, Swedetown, the western portion of Guadalupe, and the northeastern portion of Kimball neighborhoods.

Between 1921 and 1941, growth continued in these areas while new construction began in the Desoto/Cortez neighborhood and the industrial corridor along Beck Street.

Between 1942 and 1960, the central portion of the Guadalupe neighborhood saw increased development, and Desoto/Cortez expanded northward into the southern portion of Ensign Downs.

From 1961 to 1981, substantial new construction occurred in the industrial area and extended further east into Ensign Downs.

Since the 1980s, most new development has been concentrated in the industrial corridor, along 300 West, in the northern portions of Ensign Downs, and in the southern end of the plan area between North Temple and 300 North.



02

DEMOGRAPHICS

Every year, the U.S. Census Bureau collects information about people and housing in the United States.

This survey, known as the **American Community Survey (ACS)**, cover topics like age, sex, race, education, income, jobs, rent, etc. Instead of surveying every household (like the Census every **10 years**), the **ACS** gathers information from a sample of households and uses statistics to estimate the population at large.

One of the statistical methods is known as a **5-year** estimate. For **5-year** estimates, the Census Bureau combines responses collected over five years to create more reliable results for smaller areas like neighborhoods.

Small areas do not get enough responses in a single year to be accurate but combining five years of surveys provides a large enough sample to estimate the population with more confidence. While never exact, the estimates provided by the **ACS** are close enough to provide a reliable picture of an area's demographics especially when averaged over five years.

DEMOGRAPHICS



This section provides a snapshot of the Capitol Hill plan area using data from the 2023 ACS 5-Year Estimates.

This means the numbers provided show the average characteristics of the neighborhood from 2019-2023.

CAPITOL HILL SNAPSHOT



10,533

RESIDENTS
(5% of City's Population)



28%

NON-WHITE POPULATION
(35% Citywide)



5,779

HOUSEHOLDS
(6% of City's Households)



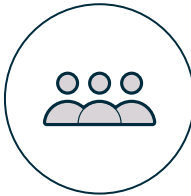
61%

WORKING AGE
POPULATION (25-64)
(56% Citywide)



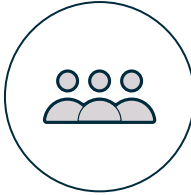
28%

OWNER-OCCUPIED
HOUSING
(47% Citywide)



58%

POPULATION OVER 25
WITH A BACHELOR'S
DEGREE OR HIGHER
(51% Citywide)



18%

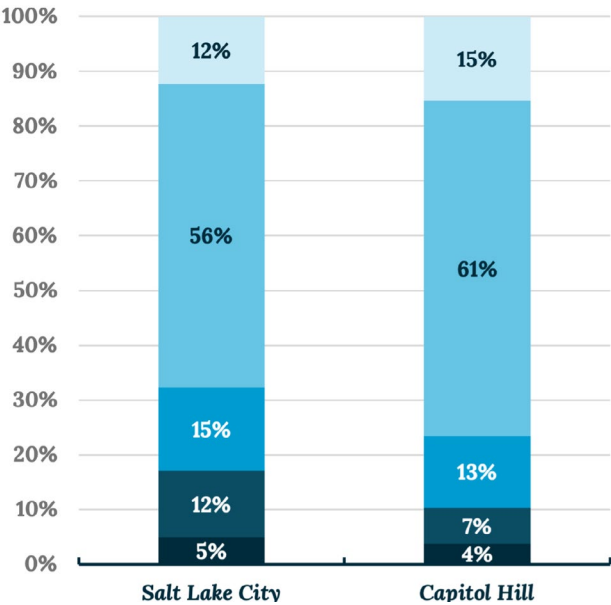
POPULATION MOVED IN
THE LAST YEAR FROM
WITHIN UTAH
(15% Citywide)



7%

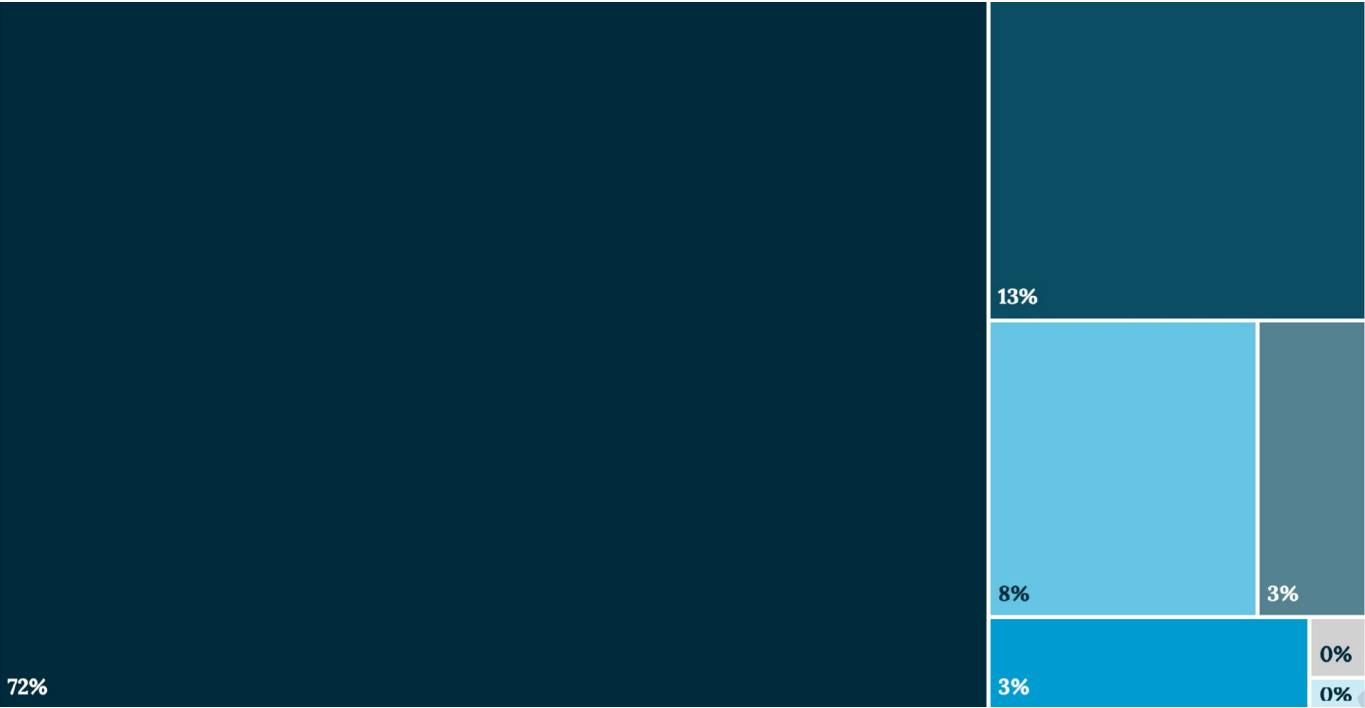
POPULATION MOVED IN
THE LAST YEAR FROM OUT
OF STATE OR ABROAD
(6% Citywide)

AGE BREAKDOWN

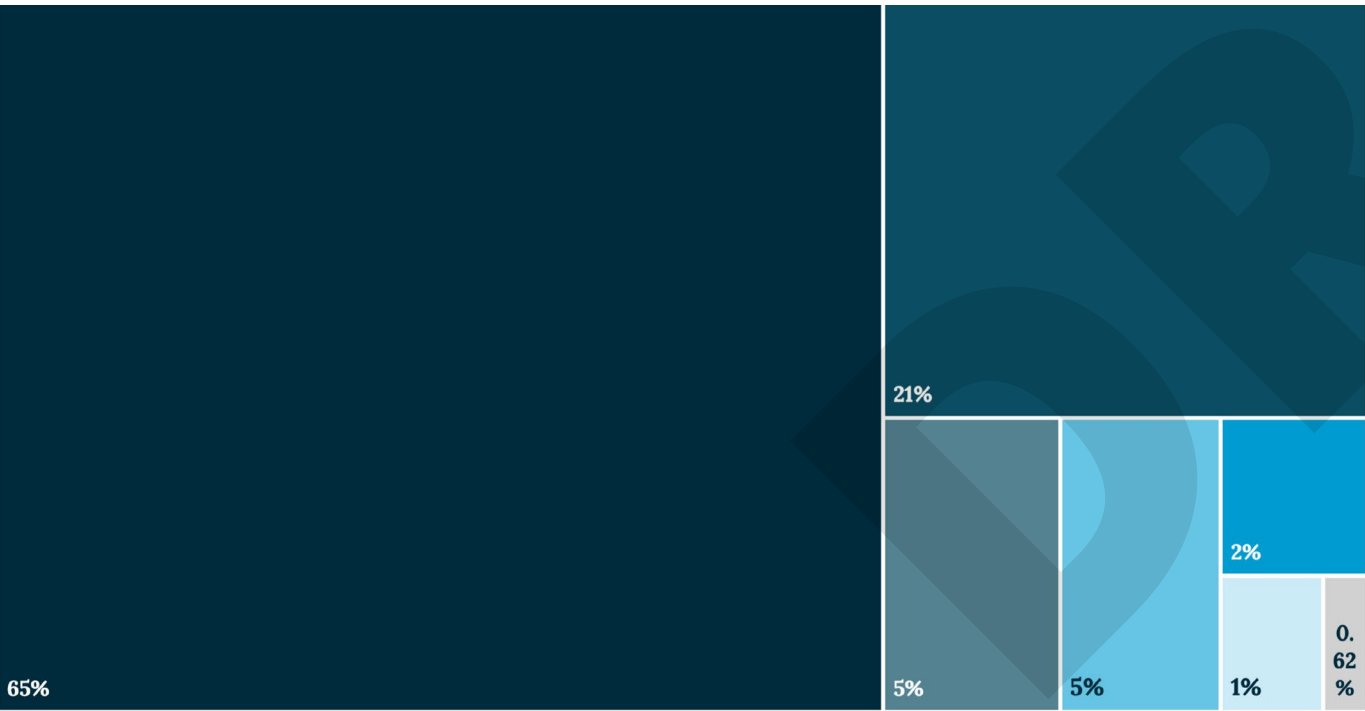


- Retirement Age Adults (65+)
- College-Age Adults (18-24)
- Working Age Adults (25-64)
- School-Age Children (5-17)
- College-Age Adults (18-24)
- Children under 5

CAPITOL HILL DIVERSITY



SALT LAKE CITY DIVERSITY



- Non-Hispanic White
- Native American & Native Alaskan
- Some Other Race or Multiracial
- Hispanic or Latino
- Asian
- Non-Hispanic Black
- Native Hawaiian & Pacific Islander



CAPITOL HILL BY CENSUS TRACT



Census tracts are small, relatively permanent geographic subdivisions of a county used by the U.S. Census Bureau to collect and analyze population data. They provide a neighborhood-level view of population and housing characteristics, allowing for detailed analysis of specific areas within a city or county.

The Capitol Hill plan area consists of 4 different census tracts each with its own ID number. The map shows the boundaries and ID number of each tract. Several demographics characteristics are broken down into these tracts to show how the population differs depending on location.

Since the last plan update in 2001, there have been some demographic changes to the Capitol Hill neighborhoods. Generally speaking, the most drastic changes have occurred in the Guadalupe neighborhood, which is in census tract 1001.00. These changes can mostly be attributed to the rapid redevelopment around the North Temple transit station in the past few years. **The following numbers were pulled from the 2000 Decennial Census and 2023 ACS 5-Year Estimates.**

The total population of the Capitol Hill plan area in 2000 was 8,193. By 2023, the area had grown to about 10,533. 82% of that growth occurred in the Guadalupe neighborhood alone, growing from about 1,630 people to 3,552 people in the 23-year period. The growth in total number of households was similar; in 2000, there were around 3,768 households in Capitol Hill. In 2023 that had grown to about 5,779 households.



CAPITOL HILL BY CENSUS TRACT



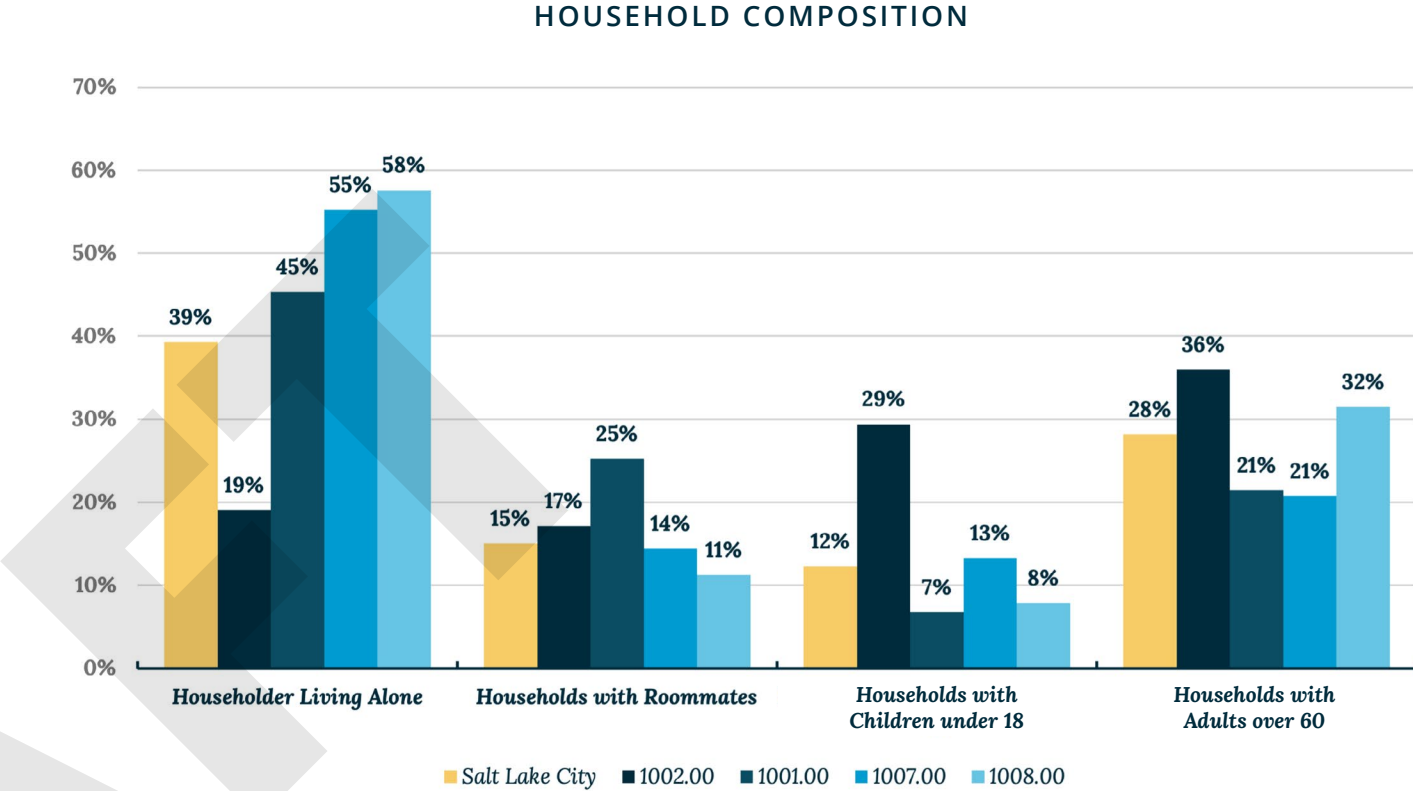
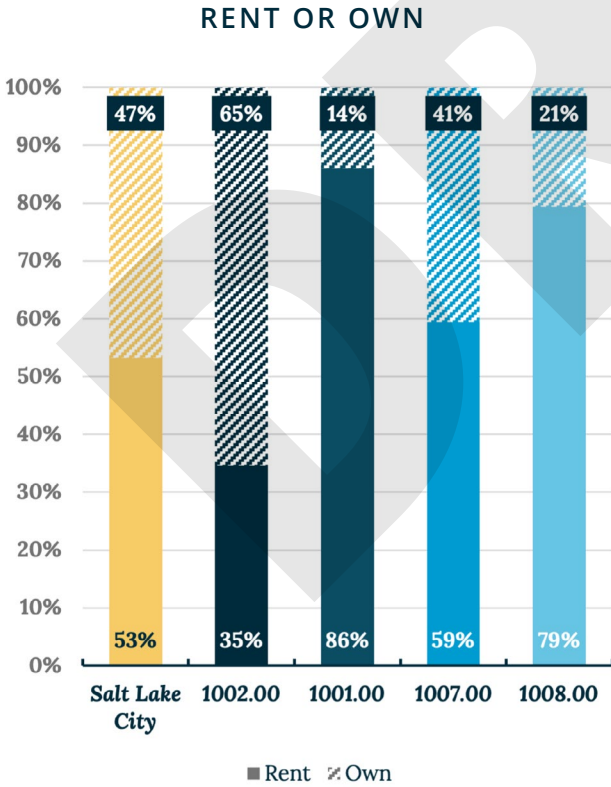
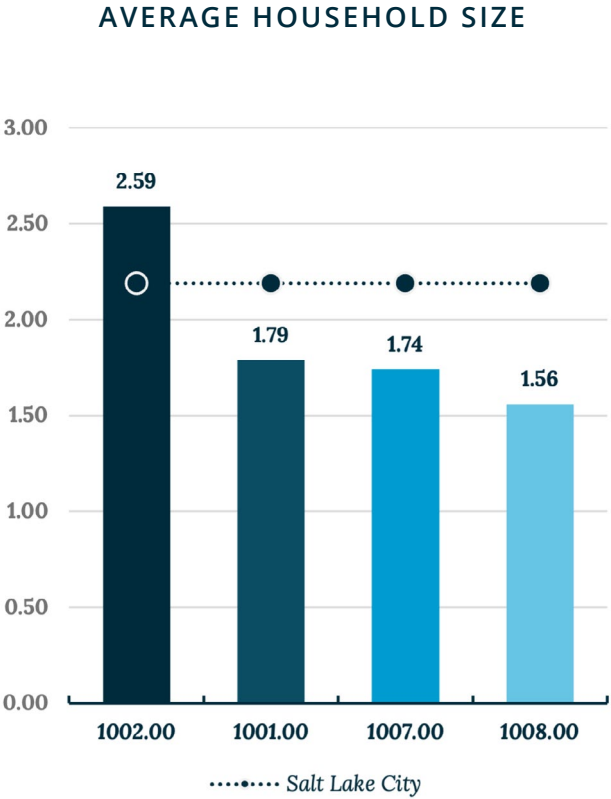
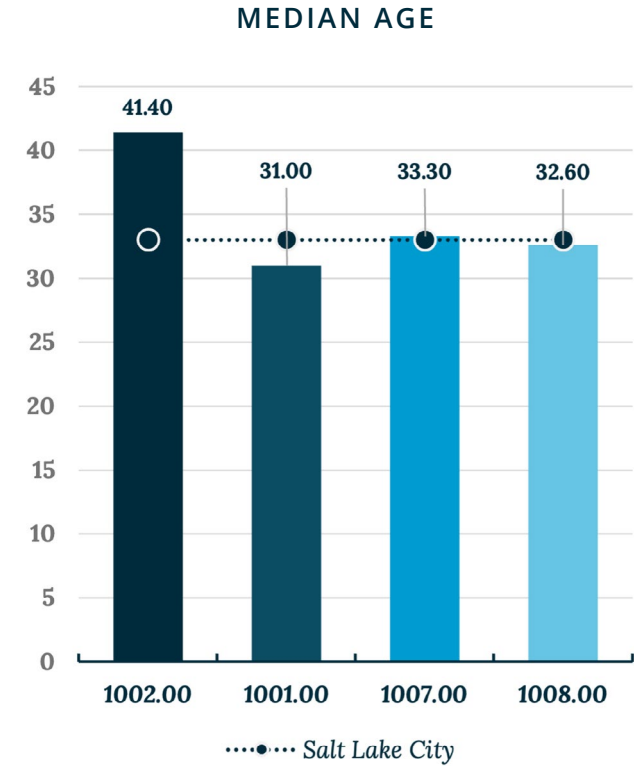
Again, the Guadalupe neighborhood accounted for most of that, growing from **528 households** in **2000** to about **1,981 households** in **2023** – that equates to **72%** of new households in Capitol Hill being established in the Guadalupe neighborhood since the turn of the century.

MEDIAN AGE

The neighborhood with the most change in median age was in census tract **1008.00**, which is largely the Kimball neighborhood. The median age of other three census tracts increased by **3-4 years** since **2000** whereas the median age of the Kimball neighborhood decreased by **10 years** from **42.20 years** old in **2000** to **32.60 years** old in **2023**.

AVERAGE HOUSEHOLD SIZE

As can be expected given its share of the population growth, the most changed census tract in terms of average household size is tract **1001.00** – the Guadalupe neighborhood. In **2000**, the average household size was approximately **3.09 people**. By **2023**, that had dropped to **1.79 people per household**. Household size in the other three census tracts stayed about the same.



RENT OR OWN

Of the four census tracts in the plan area, the share of households renting vs. owning only changed significantly in two; census tract **1001.00** – the Guadalupe neighborhood – and census tract **1007.00** – the Marmalade and West Capitol Hill neighborhoods. In the Guadalupe neighborhood, the share of renting households increased **from 58% in 2000 to 86% in 2023**. In the Marmalade and West Capitol Hill neighborhoods, the share of renting households decreased **from 72% in 2000 to 59% in 2023**. The other two census tracts stayed largely the same.

HOUSEHOLDS WITH CHILDREN UNDER 18

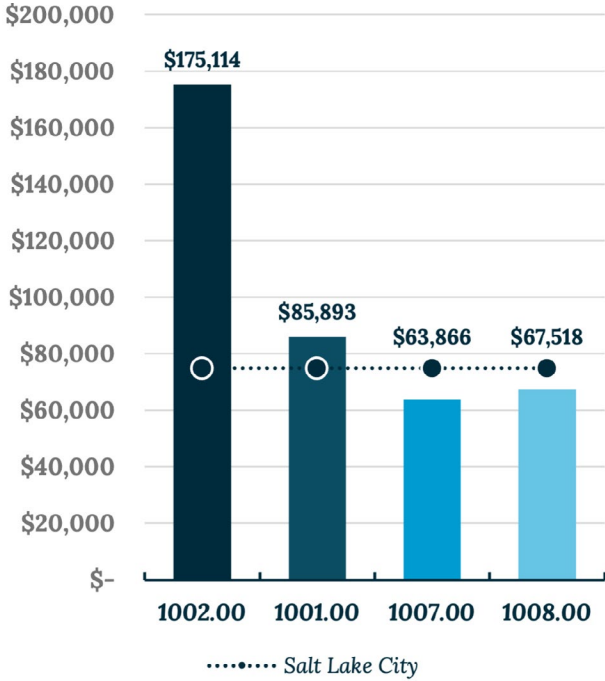
Overall, the share of households with **children under 18** in the Capitol Hill plan area dropped **from 17% of households in 2000 to 11% of households in 2023**.

Most of this change can be accounted for in the changing demographics of the Guadalupe neighborhood in census tract **1001.00**; in **2000**, **33% of households had children under 18** whereas by **2023**, only **7% of households had children under 18** living in the home.

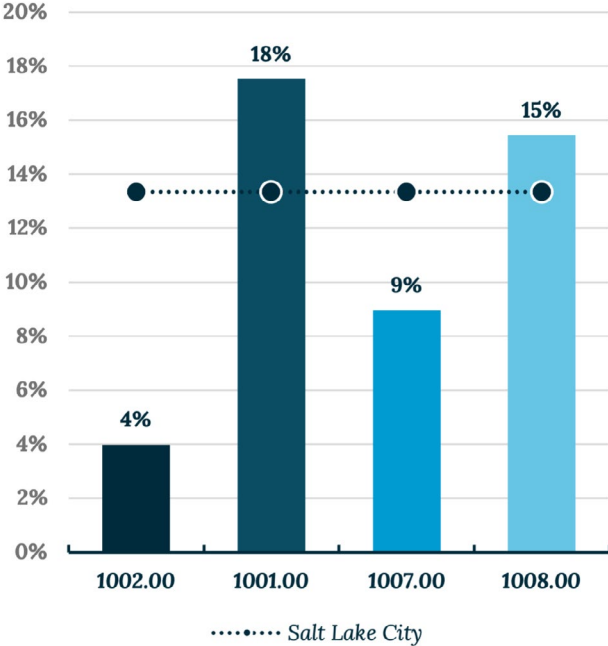
Census tract **1007.00** – the Marmalade and West Capitol Hill neighborhoods – also saw a decline in households with children **decreasing from 19% of households in 2000 to 13% of households in 2023**.

Alternatively, in tract **1002.00** – Ensign Downs and Desoto/Cortez neighborhoods – the percentage of households with children actually **increased from 23% in 2000 to 29% in 2023**. The Kimball neighborhood – census tract **1008.00** – also saw a modest increase in households with children, rising from **6% in 2000 to 8% in 2023**.

MEDIAN INCOME



HOUSEHOLDS WITH INCOMES BELOW POVERTY LEVEL



MEDIAN INCOME

Adjusted for inflation, each census tract saw income increases to varying degrees. Census tract 1007.00 – Marmalade and West Capitol Hill neighborhoods – saw a 7% increase in median income while census tract 1001.00 – Guadalupe neighborhood – saw a 55% increase in median income from 2000 to 2023.

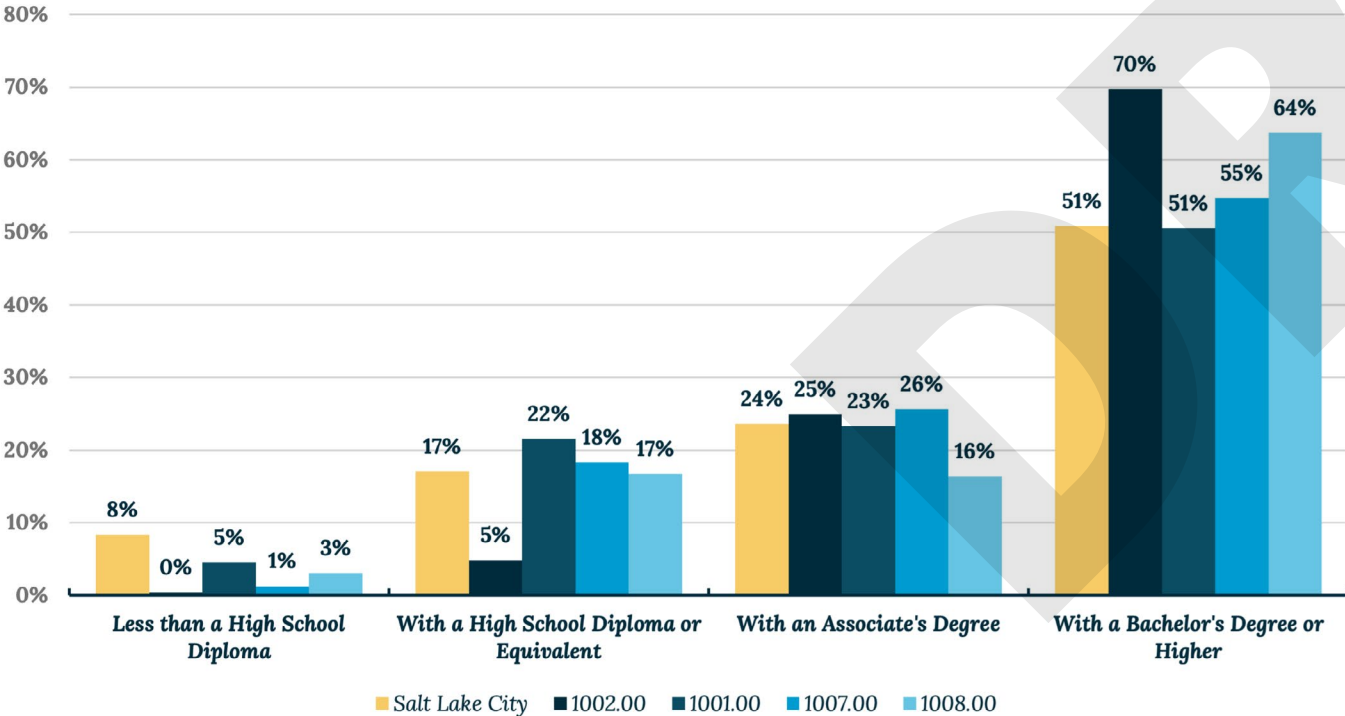
HOUSEHOLDS WITH INCOMES BELOW POVERTY LEVEL

Households below the poverty level decreased throughout the Capitol Hill plan area from 17% of households in 2000 to 13% of households in 2023. Most of this change is accounted for in census tract 1007.00 – Marmalade and West Capitol Hill neighborhoods – which saw a drop in poverty rates from 21% in 2000 to 9% in 2023.

EDUCATION (POPULATION OVER 25)

As a whole, the education level of Capitol Hill increased from 42% of residents over 25 with a college degree in 2000 to 80% of residents over 25 with a college degree in 2023. This increase was largely reflected across all census tracts with the most significant increases in the Guadalupe neighborhood – census tract 1001.00 – which saw its share of residents over 25 with a college degree increase from 23% in 2000 to 74% in 2023.

EDUCATION (POPULATION OVER 25)

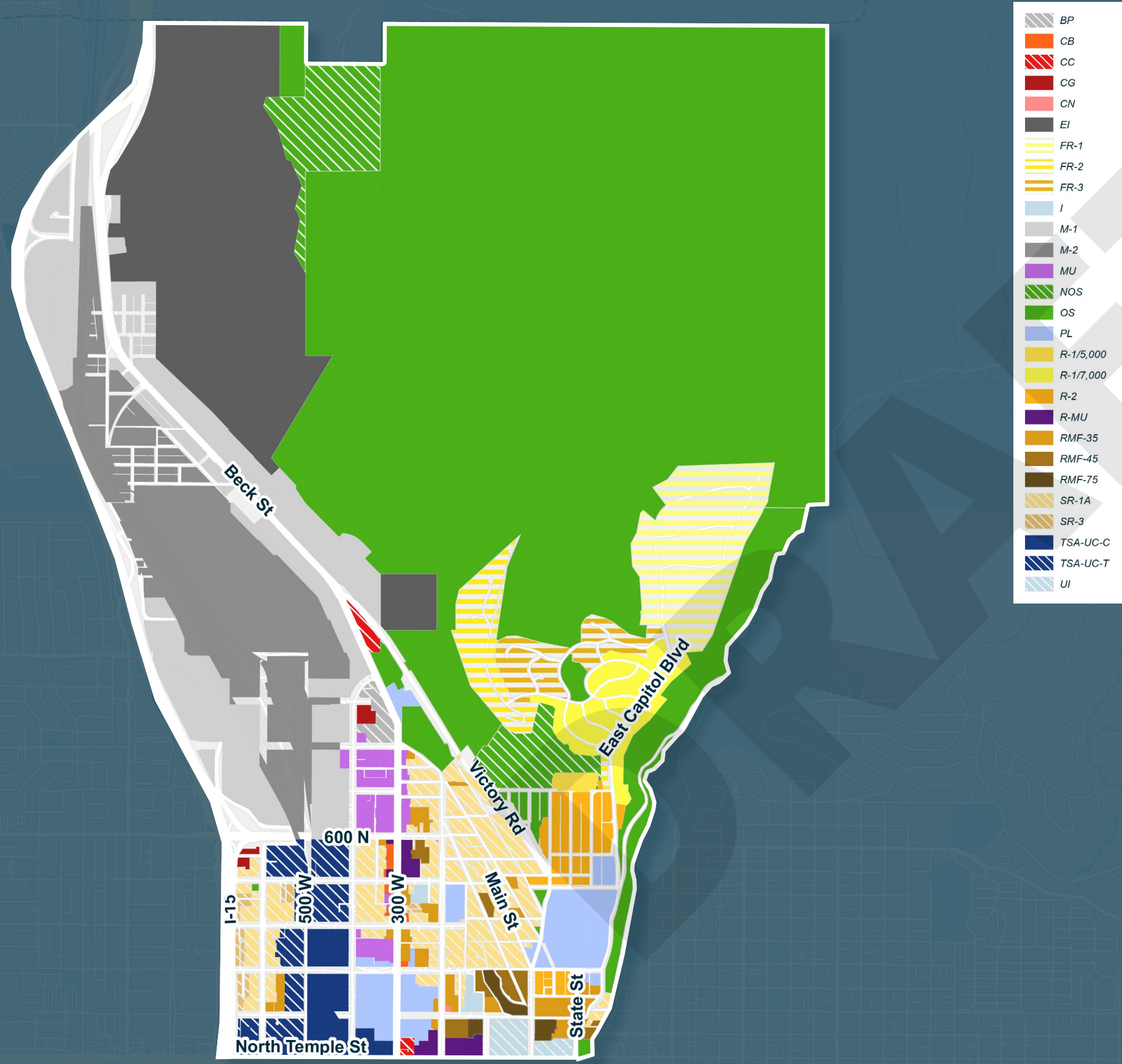




03

LAND USE + ZONING

The Capitol Hill Plan area has the broadest range of zoning and land use types of all the communities in the city, encompassing everything from the least intensive residential developments in the foothills to the highest intensity industrial uses in the northwest portion of the plan area.



CAPITOL HILL CURRENT ZONING



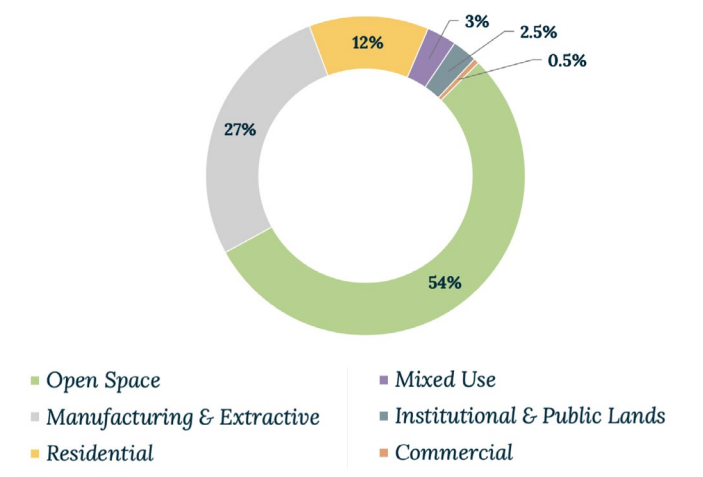
CURRENT ZONING



The Capitol Hill Plan area is made up of the following broader zoning district categories: Residential, Mixed-Use, Commercial, Manufacturing, Open Space and Public Land, and Institutional.

Within these broad categories are 28 distinct zoning districts – each with specific regulations governing land use, building height, setbacks, among other development standards. The following sections provide a detailed breakdown of the amount of land in Capitol Hill dedicated to each of these zoning districts. Over half of the land area in the community (54%) is located within the Open Space category. Over a ¼ of the area is designated as Manufacturing and Extractive at approximately 27%. Outside of these larger categories are Residential encompassing 12%, and Mixed- Use at approximately 3%. Approximately 2.5% of land is zoned Institutional and Public Lands, and there is marginal Commercial zoning in the community at 0.54%.

LAND USE BREAK DOWN





**OPEN SPACE +
NATURAL OPEN SPACE
DISTRICTS**

54% of the Capitol Hill land area is in an Open Space (OS) or Natural Open Space (NOS) zoning district. These zones are designated for parks, recreational areas, and natural open space.

OPEN SPACE

51% of the land area is within the **Open Space (OS)** zoning district. This zone includes spaces that are open to the public, such as: City Creek Canyon, Warm Springs Park, Ensign Peak Nature Park, or the foothills of Capitol Hills. All of these areas are located in the northeast and eastern portion of the plan area.

NATURAL OPEN SPACE

3% of the land area is within the **Natural Open Space (NOS)** zoning district. The intent of this district is to preserve and protect natural areas of environmental or scenic importance.

Uses in this district are limited to ecosystem management, conservation or passive recreational land uses. This district is located to the north of the State Capitol building and above extractive industries where the area is highly visible.



Open Space & Natural

OPEN SPACE & NATURAL OPEN SPACE DISTRICTS

Zone	Capitol Hill Acres	% of land in Capitol Hill	SLC Acres	% of land in SLC
OS	2,105	51%	10,260	20.5%
NOS	117	2.8%	408	28.6%
Totals	2,222	53.7%	10,668	20.8%



MANUFACTURING +
EXTRACTIVE INDUSTRIES
DISTRICTS

27% of the Capitol Hill land area is in either Manufacturing or Extractive Industries zoning districts. These districts lie entirely to the north of 600 North, along the Union Pacific rail line, Beck Street, and east of I-15.

EXTRACTIVE INDUSTRIES

11% of the land area is within the **Extractive Industries (EI)** zoning district. Capitol Hill is the only community in the city with EI zoned land. The purpose of this district is to provide locational control over extractive uses and promote the reclamation of these sites and to provide appropriate buffering to adjacent districts. The district is on the east side of Beck Street in the northern section of the community.

MANUFACTURING

8% of the land area is in the **Heavy Manufacturing (M-2)** zoning district. The purpose of this district is to provide spaces for larger more intensive industrial uses and uses that are not adversely impacted by the types of uses allowed in this zone. This district is located in the western portion of the community between I-15 and Beck Street.

8% of the land area is in the **Light Manufacturing (M-1)** zoning district. The purpose of this district is to provide for light industrial uses such as assembly, fabrication, or processing of goods and materials using processes that generally do not create impacts outside of the building. This district acts as a buffer for the Heavy Manufacturing district and is located west of 400 West and east of I-15.



Manufacturing & Extractive Industries

MANUFACTURING + EXTRACTIVE INDUSTRIES DISTRICTS

Zone	Capitol Hill Acres	% of land in Capitol Hill	SLC Acres	% of land in SLC
EI	463	11.2%	463	100%
M-2	321	7.8%	845	37.9%
M-1	317	7.7%	16,971	1.8%
Totals	1,101	26.7%	18,279	6%



RESIDENTIAL DISTRICTS

12% of the Capitol Hill land area is zoned exclusively for Residential. The majority of the community’s residential zoning districts range from very low to moderate- density districts, with only 0.22% of the land being zoned for high density.

FOOTHILL RESIDENTIAL

5% of the land area is in the Foothill Residential zoning districts (FR-1, FR-2, or FR-3). The Foothill Residential zoning districts are very low- density districts that require 1, ½, and ¼ acre minimum lot sizes respectively, with limited building coverage, and restrictions for building on slopes.

This zoning designation is located along the foothills, north the State Capitol building and in development pockets to the west and east of Ensign Peak.

SPECIAL DEVELOPMENT PATTERN RESIDENTIAL

4% of the land area is in the Special Development Pattern Residential District, either SR-1A, or SR-3. The SR-1A district is a low- density zoning district, while the SR-3 district is medium- density.

These districts are intended to be compatible with the historic development patterns established before zoning districts were formed and are within older neighborhoods to the west and northwest of the State Capitol building.

SINGLE-FAMILY RESIDENTIAL

2% of the land area is zoned Single-Family Residential (R-1-5,000 or R-1-7,000).

These are low-density zoning districts with minimum lot sizes of 5,000 or 7,000 square feet respectively and are located to the north of the State Capitol building, near the foothills of Ensign Peak.

MODERATE DENSITY MULTI-FAMILY RESIDENTIAL

1% of the land area is zoned for Moderate Density Multi-Family Residential (RMF-35) or Moderate/ High Density Multi-Family Residential (RMF-45).

These zones are located to the south of the State Capitol building, along 300 West and areas surrounding 300 West.

SINGLE- AND TWO-FAMILY RESIDENTIAL

<1% of the land area is in the Single-and Two-Family Residential (R-2) zoning district. The intent of this district is to preserve the character of existing neighborhoods with a mix of one- and two- family homes.

This is a low-density district that is predominantly found to the north of the State Capitol building.

HIGH DENSITY RESIDENTIAL MULTI-FAMILY

<1% of the land area is in the High Density Residential Multi-Family (RMF-75) zoning district.

This district has a maximum density of less than 85 dwelling units per acre, accommodates both apartment and condominium homes, and is located in the southeast corner of the plan area.

RESIDENTIAL DISTRICTS

Zone	Capitol Hill Acres	% of land in Capitol Hill	SLC Acres	% of land in SLC
FR-1	124	3%	153	81%
FR-2	45	1%	191	23.5%
FR-3	38	0.91%	596	6.3%
SR-1A	135	3.3%	499	27%
SR-3	8	0.19%	78	10.2%
R-1-5000	6	0.14%	2,475	0.2%
R-1-7000	57	1.4%	2,933	1.9%
R-2	37	0.90%	287	12.8%
RMF-35	34	0.82%	444	7.6%
RMF-45	14	0.34%	169	8.3%
RMF-75	9	0.22%	41	21.9%
Totals	507	12.2%	7,866	6.4%



Residential Districts



MIXED-USE DISTRICTS

3% of the Capitol Hill land area is in a Mixed-Use zoning district. These areas promote pedestrian oriented urban neighborhoods that contain a mix of residential and commercial land uses.

TRANSIT STATION AREA URBAN CENTER

2% of the land area is in a Transit Station Area-Urban Center (TSA-UC) zoning district. The purpose of Transit Station Areas is to promote attractive transit and pedestrian oriented mixed-use development near fixed- rail transit stations.

The Urban Center allows for the highest intensity levels and mix of land uses to support the downtown area. Properties with this zoning designation are located along 500 West and the western portion of North Temple.

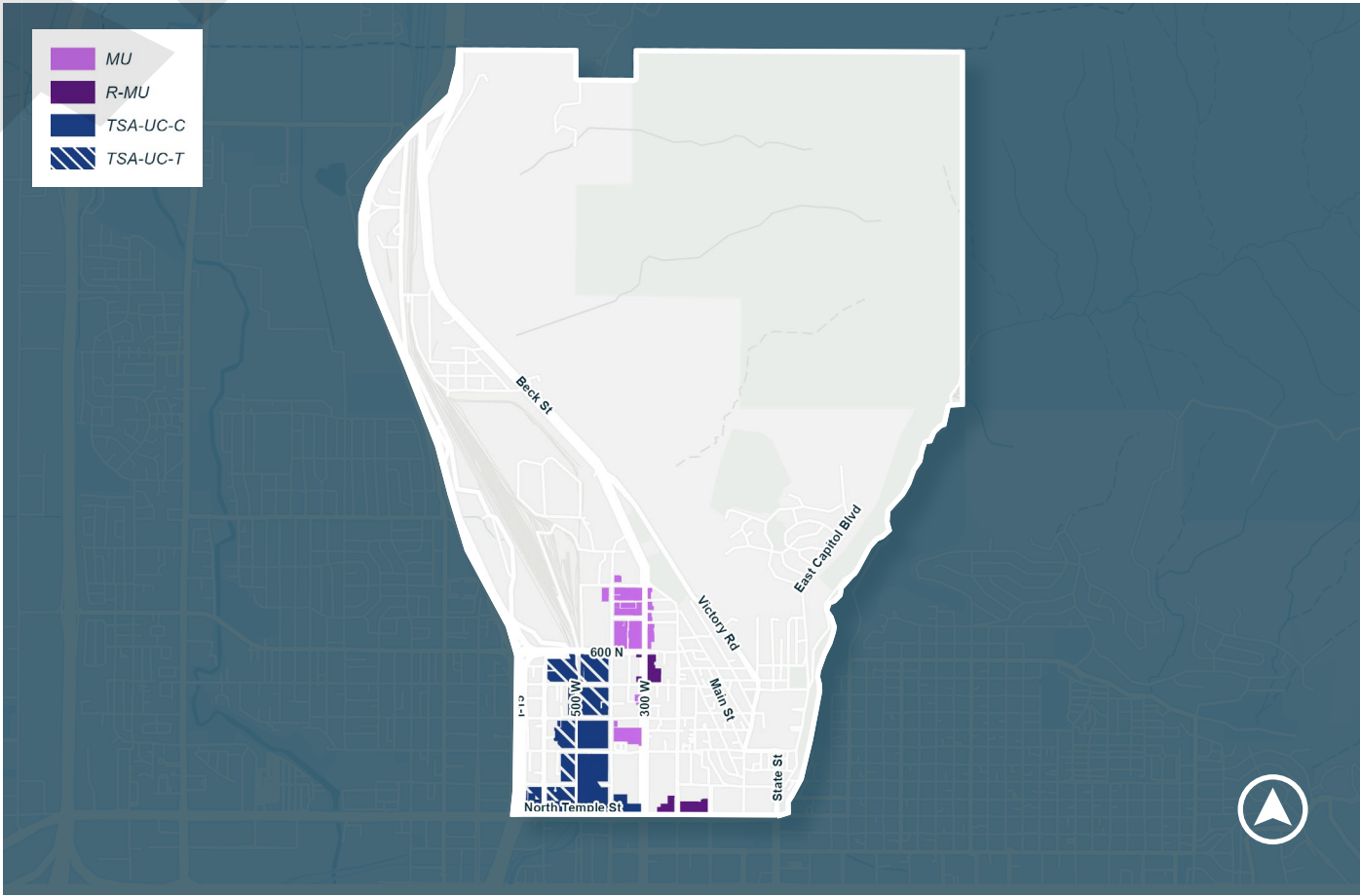
- 1% of land area is in the Transit Station Area Urban Center Core (TSA-UC-C) zoning district which is intended to provide areas for intense land development to enhance the areas closest to a transit station as a pedestrian oriented place.
- 1% of land area is in the Transit Station Area Urban Center Transition (TSA-UC-T) zoning district which provides areas of moderate development intensity to support core areas as well as buffer surrounding neighborhoods from the intensity of the core area.

RESIDENTIAL / MIXED USE

1% of the land area is in the Mixed-Use (MU) or Residential Mixed-Use (R-MU) zoning districts. This district promotes a mix of commercial uses that are compatible with residential to support urban neighborhoods. Both the MU and R-MU districts support high density and are located near and along North Temple, 300 West, and 600 North.

MIXED-USE DISTRICTS

Zone	Capitol Hill Acres	% of land in Capitol Hill	SLC Acres	% of land in SLC
TSA-UC-C	49	1.1%	59	83%
TSA-UC-T	51	1.2%	51	100%
MU	31	0.75%	31	100%
R-MU	13	0.32%	145	8.9%
Totals	144	3.5%	286	50.3%



Mixed-Use Districts



INSTITUTIONAL + PUBLIC LANDS DISTRICTS

2.5% of the Capitol Hill land is zoned Public Lands (PL) or in an Institutional zoning district, either Institutional (I) or Urban Institutional (UI).

These zones delineate areas for public use, and regulate the development of larger public, semipublic and private institutional uses to help promote compatibility with surrounding uses. The majority of these zones are found in the southern portion of the plan area.

PUBLIC LANDS

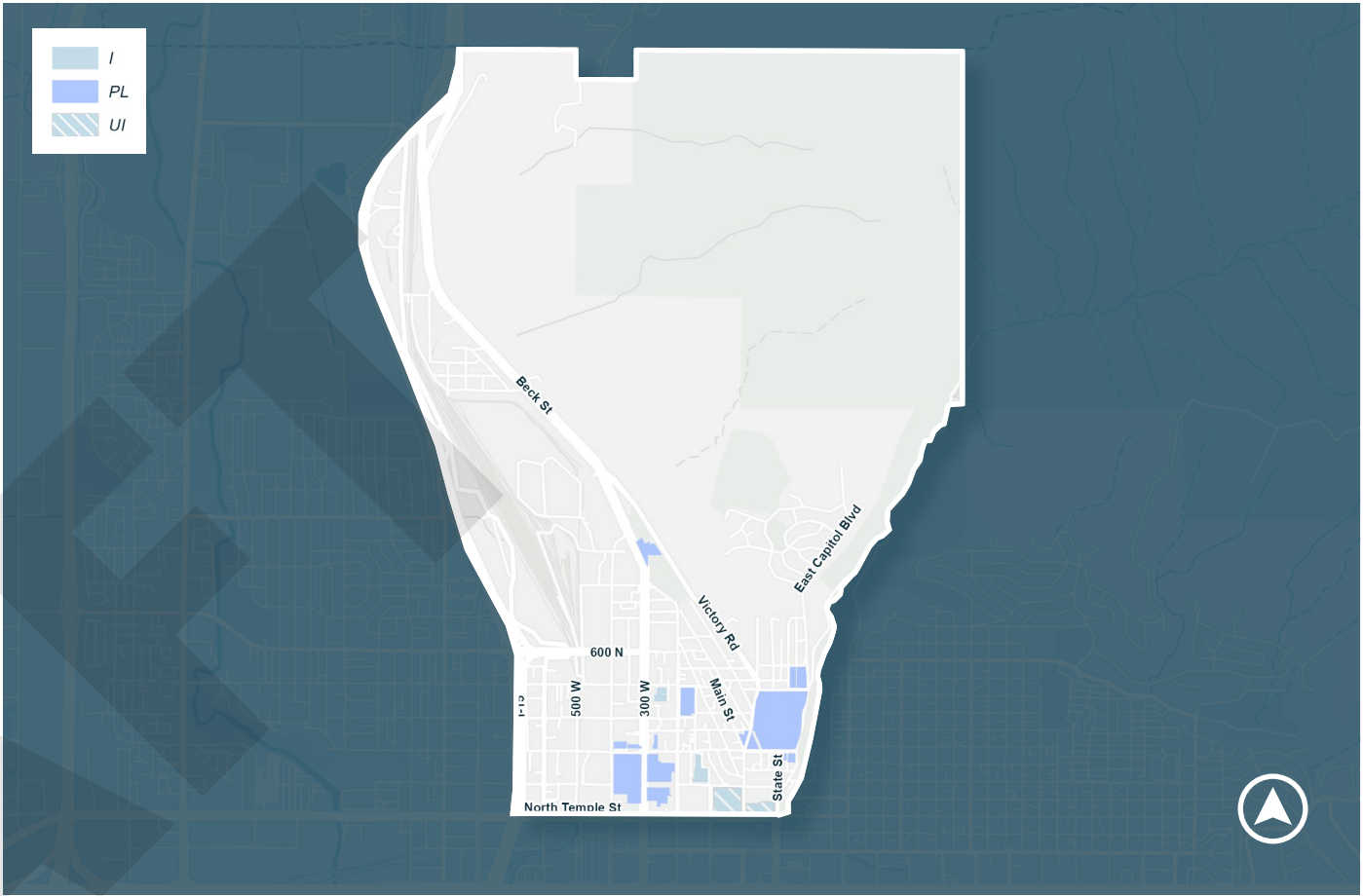
2% of the land area is within the Public Lands (PL) zoning district. The purpose of the PL district is to delineate areas for public use – uses found in the PL district are government buildings --like the State Capitol Building, Marmalade Library, public schools, public infrastructure, and fire station.

INSTITUTIONAL

<1% of the land area is within the Institutional (I) zoning district. This zoning designation is intended to ensure public, semi-public, and private institutional uses are cohesive with the surrounding community. This district is limited to one property in the Capitol Hill community which is currently a private school.

URBAN INSTITUTIONAL

<1% of the land area is within the Urban Institutional (UI) zoning district. This district’s purpose is to accommodate institutional uses that have a campus-like setting, and in this community, is located exclusively along North Temple where the LDS Conference Center and LDS Church History Library reside.



Institutional & Public Lands Districts

INSTITUTIONAL + PUBLIC LANDS DISTRICTS

Zone	Capitol Hill Acres	% of land in Capitol Hill	SLC Acres	% of land in SLC
PL	82	2%	662	12.3%
I	6	0.14%	988	0.60%
UI	15	0.36%	54	27.7%
Totals	103	2.51%	1,704	6%

COMMERCIAL + MIXED-USE ZONING DISTRICT CONSOLIDATION

On July 8, 2025, the Salt Lake City Council approved an ordinance to consolidate 27 commercial, form-based, and mixed-use zoning districts into 6 new mixed-use (MU) districts.

The new mixed-use districts resemble the former zones, but feature adjustments to setbacks, building height, lot coverage, permitted land uses, and other related provisions. These changes will go into effect on October 8, 2025.

The following zoning districts in the plan area will be consolidated into the new MU zoning districts as follows:

Existing Zoning Districts	Consolidated MU Zoning Districts
CN, SNB	MU-2
CB	MU-3
CC	MU-5
RO, TSA-UC-T	MU-6
RMU	MU-8
CG, TSA-UC-C	MU-11

Visit bit.ly/MUconsolidation for more information about the consolidation.



COMMERCIAL

1% (0.54%) of the Capitol Hill land area is in a Commercial zoning district.

The commercial districts in the plan area include:

BUSINESS PARK (BP)

This zoning district provides for office and warehouse types of development in a campus-like setting while creating an environment that is compatible with nearby established communities.

CORRIDOR COMMERCIAL (CC)

This district provides for commercial areas along arterial and major collector streets while promoting compatible designs that considers adjacent residential neighborhoods.

GENERAL COMMERCIAL (CG)

The purpose of this district is to provide for a variety of commercial uses that are focused on retail sales and services, entertainment, office and heavy commercial.

COMMUNITY BUSINESS (CB)

This zoning district is intended to integrate moderately sized commercial areas with adjacent residential neighborhoods.

NEIGHBORHOOD COMMERCIAL (CN)

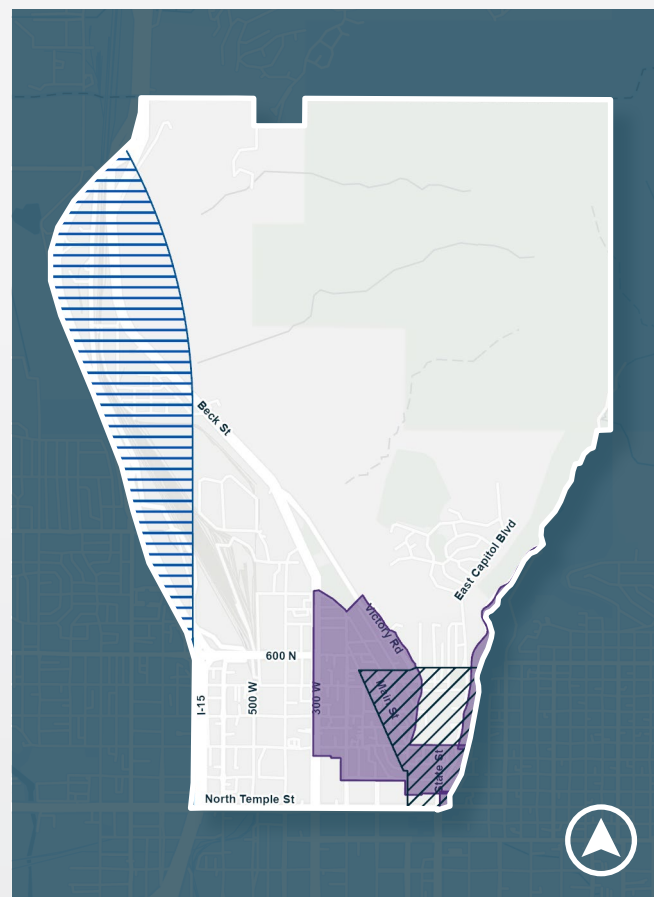
This district promotes small scale, low intensity commercial uses that have limited impact on surrounding residential neighborhoods.



Commercial Districts

COMMERCIAL DISTRICTS

Zone	Avenues Acres	% Avenues Acres	SLC Acres	% SLC Acres
BP	8	0.19%	708	1.1%
CC	5	0.12%	326	1.5%
CG	4	0.09%	1,067	0.37%
CB	4	0.09%	171	2.3%
CN	0.29	0.007%	66	0.44%
Totals	21.29	0.54%	2,338	0.91%



CHPA
H
AFPP

Overlay Districts

OVERLAY DISTRICTS

Overlay districts apply supplemental regulations to the “base” or underlying zoning district. These additional standards are aligned to unique geographic or land use characteristics. There are three overlay districts within the Capitol Hill Plan boundaries:

Capitol Hill Protective Area Overlay District (CHPA)

The purpose of this overlay district is to protect the view corridor to the Utah State Capitol Building by prohibiting any process (such as incentives or a planned development) to exceed the maximum height allowed in the underlying zoning district. The **CHPA** includes **588 properties** surrounding the State Capitol building on the east, west, north, and south.

Historic Preservation Overlay District (H)

Properties subject to the **H Overlay** include local landmark sites and properties within a local historic district. The purpose of the Local Historic Overlay District is to preserve individual structures and sites having historic, architectural, or cultural significance. For more details on local historic districts and sites in Capitol Hill that are subject to this overlay, refer to the Historic Preservation section of this report.

Airport Flight Path Protection (AFPP)

The intent of the **Airport Flight Path Protection Overlay** district is to reduce potential hazards of obstruction or incompatible uses within an established perimeter near the airport. The northwest section of the community is within this overlay district (**Airport influence zone H**), which has specific height restrictions of **150 feet** above the airport elevation. Properties that are within this overlay district have a base zoning designation of **M-1 or M-2**.

LAND OWNERSHIP



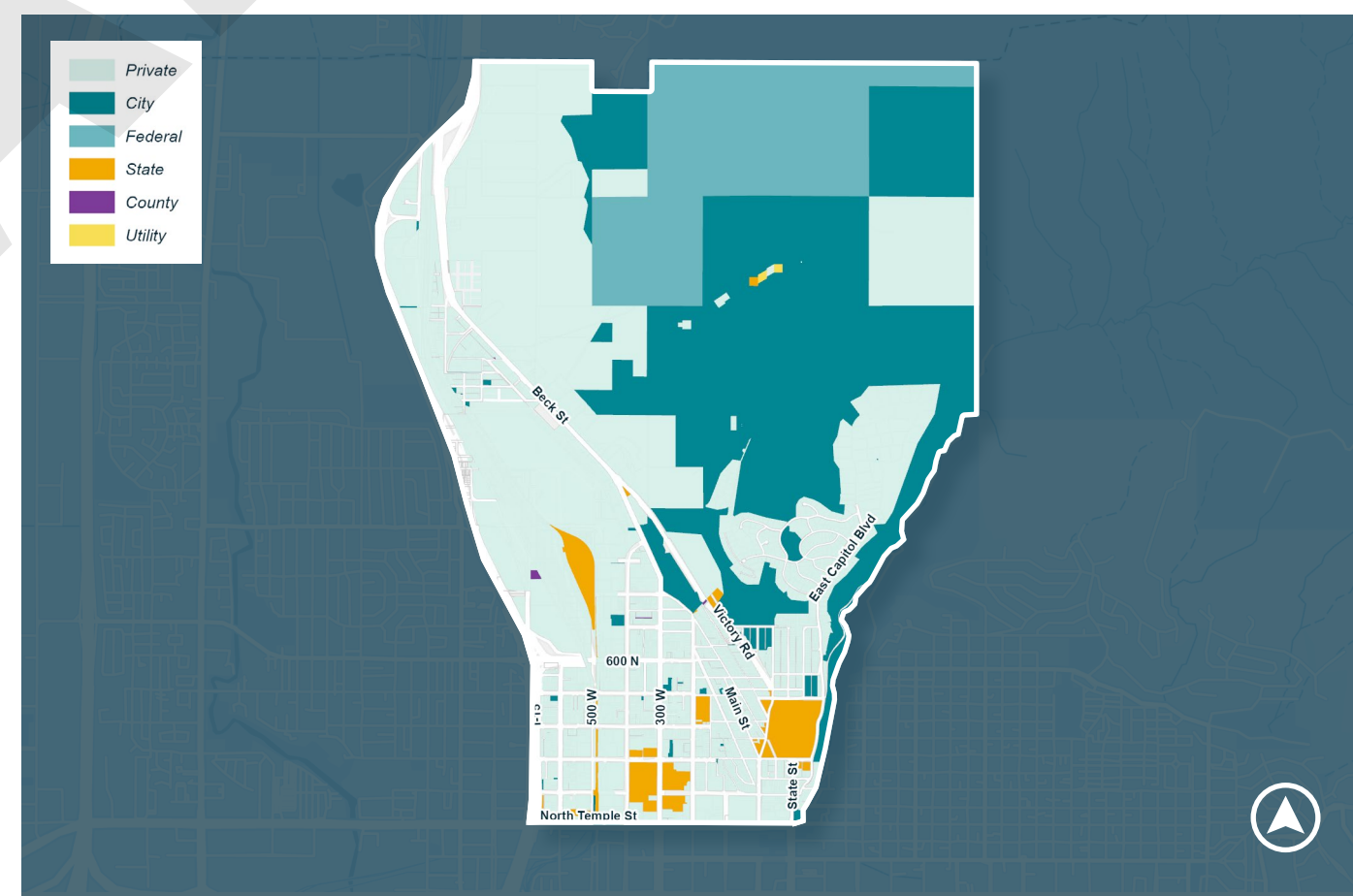
50% Privately Owned

50% Government & Public Owned

Of the government and publicly owned land, Salt Lake City owns the largest share—approximately 33% of the total land area. Most of this is designated as open space in the foothills, with smaller portions allocated to parks, a fire station, and a public library. Federal land accounts for about 14% of the area, primarily located within the Wasatch National Forest in the northern portion of the plan area.

The remaining 3% is owned by state, county, and utility entities, which includes properties such as the Utah State Capitol, public schools, **Utah Transit Authority (UTA)** facilities, and communication towers.

Source: SLC Parcel Data



Land Ownership

NEIGHBORHOOD AMENITIES



Walkable Salt Lake City evaluated neighborhood access to certain amenities by measuring the share of housing units within a 15-minute walk. In the Capitol Hill community, most housing units are within walking distance of nearly all listed amenities.

Access is highest in the more central parts of the neighborhood, which are closer to downtown and feature higher density and mixed-use development. In contrast, housing units in the foothills, where land use is primarily single family residential, are farther from most amenities.

At least **90%** of housing units in Capitol Hill are within a **15-minute walk of 9 amenities**, which include parks, bus stops, trails, offices, recreation, retail, restaurants, schools, healthcare, libraries, and childcare. The neighborhood's only grocery store, Lees Market, is accessible to **84%** of housing units. Less than **50% of Capitol Hill households** have a pharmacy or hospital within a 15 minute walk.

Compared to city-wide averages, Capitol Hill performs similarly or better in most categories. The neighborhood stands out in access to trails and libraries. Notable gaps are for pharmacies and hospitals, where Capitol Hill has significantly lower access than the city overall.

Source: [Walkable Salt Lake City, 2025](#)

HOUSING UNITS WITH WALKABLE ACCESS TO AMENITIES

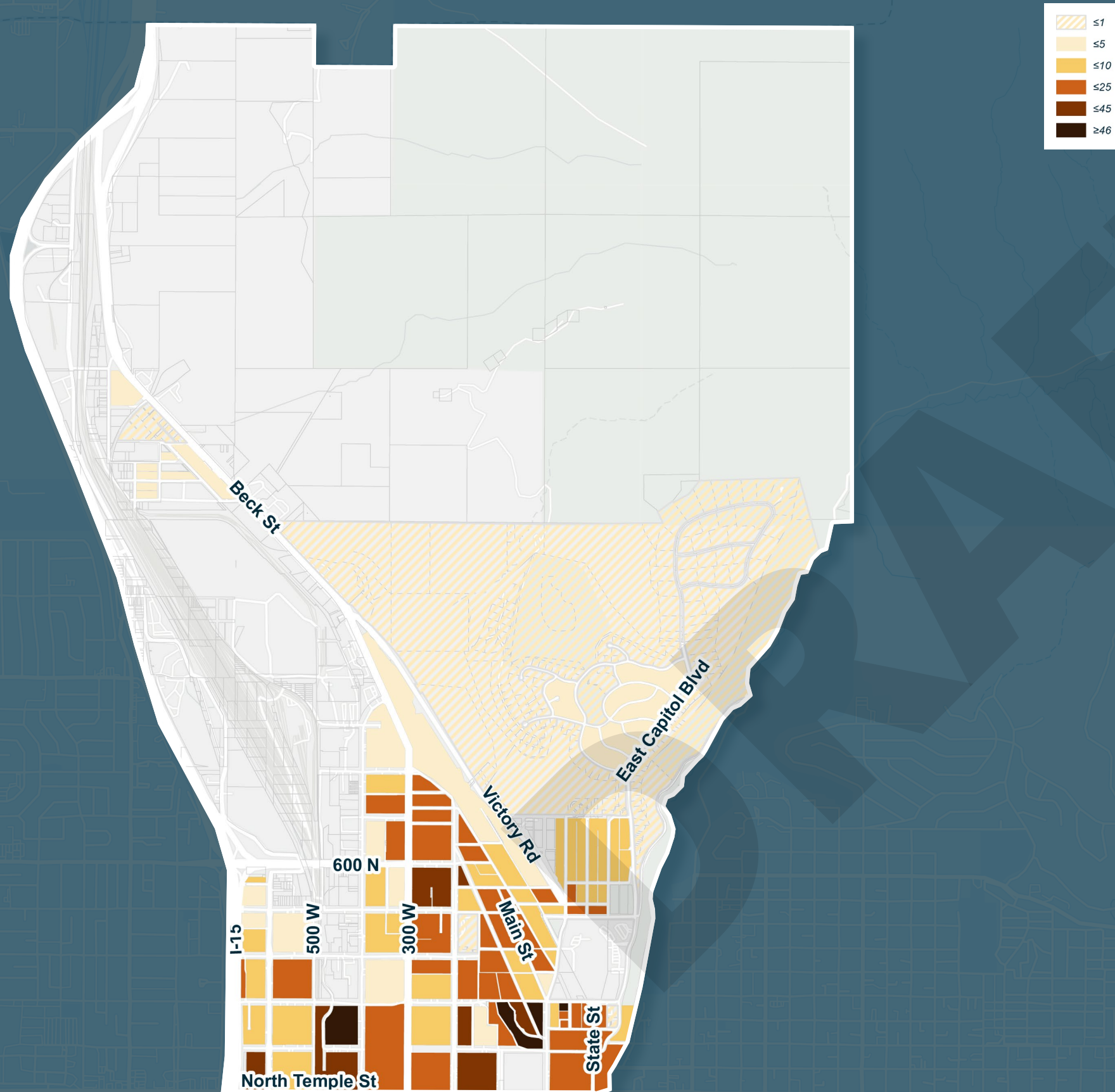
Amenities	Capitol Hill	Citywide	Difference
Parks	100.0%	98.7%	1.30%
Bus Stops	98.6%	98.3%	0.30%
Trials	98.6%	82.1%	16.50%
Offices	97.9%	96.7%	1.20%
Recreation	97.5%	90.6%	6.90%
Retail	97.5%	94.6%	2.90%
Restaurants	97.1%	96.0%	1.10%
Schools	97.1%	93.9%	3.20%
Healthcare	95.5%	91.0%	4.50%
Libraries	91.4%	41.4%	50.00%
Childcare	90.7%	90.7%	0.00%
Grocery Stores	83.7%	81.0%	2.70%
Pharmacies	46.3%	77.6%	-31.30%
Hospitals	6.2%	31.4%	-25.20%





04 HOUSING

Housing is foundational to the health and vitality of any community. Key elements of a healthy and vibrant community are housing stability, aging in place, affordable and accessible housing, diversity of housing types, and livable housing.



CAPITOL HILL HOUSING DENSITY



DENSITY



The Housing Density Map depicts housing density per block in Capitol Hill. Density is determined by the number of dwelling units per acre (du/ac).

The color gradient represents varying density levels, with darker shades indicating higher densities and lighter shades representing lower densities.

- The average density in the plan area is **12 du/ac** and the majority of areas in Capitol Hill fall between **10 and 25 du/ac**.
- The Ensign Downs neighborhood exhibits the community's lowest density at **1 du/ac or less**. This very low density is largely due to the Foothills Residential zoning districts in this area that require **large minimum lot sizes between ¼ acre for FR-3 and 1 acre for FR-1**.
- Capitol Hill's highest housing density, approximately **69 du/ac**, is found in the northern portion of the Kimball neighborhood between 200 and 300 North, and Almond and Vine Streets. Areas around the North Temple Bridge/Guadalupe Trax Station also contain higher densities of **62 du/ac**.

Capitol Hill Community Existing Housing Density
Source: SLC Housing Density by Block, 2024

HOUSING TYPES + NUMBER OF UNITS



There are approximately 7,331 housing units in the Capitol Hill Community, which accounts for approximately 7% of the total number of units in Salt Lake City. Residential uses occupy roughly 10% of the land in the plan area.



Townhomes - 105 N Salt Street



APARTMENTS
65% of housing units

Apartments make up the largest percentage of housing units in the plan area but only account for **17% of the land area**. Apartments are scattered throughout Capitol Hill, with the majority of this building type being smaller scale (<20 units). Larger apartment buildings are located in the southwestern portion of the plan area in the Guadalupe neighborhood, and the southern portion in the Kimball neighborhood.



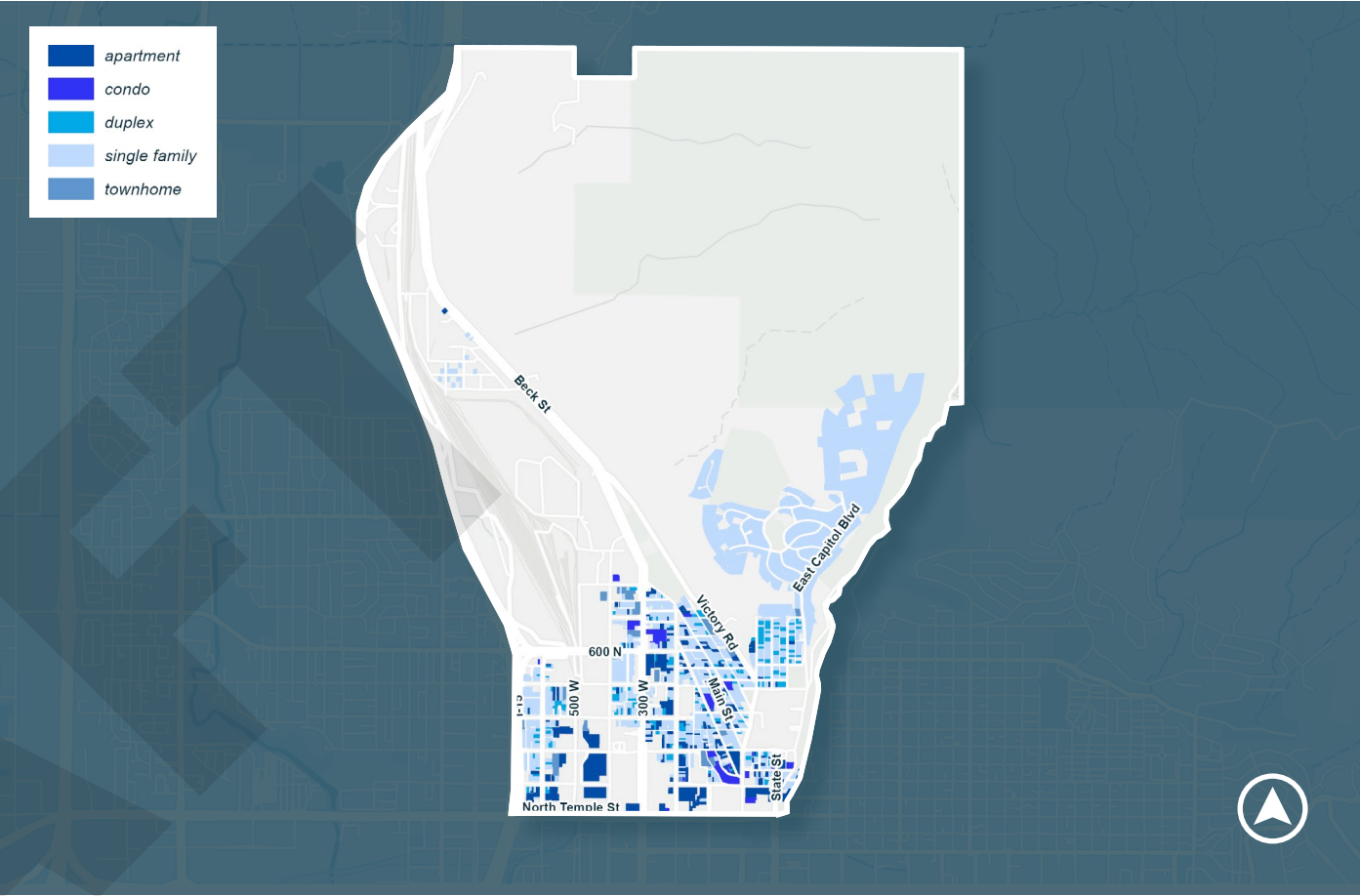
SINGLE-FAMILY HOMES
17% of housing units

Single family homes are found throughout Capitol Hill. In the northern portion of the plan area in the Ensign Downs neighborhood, single family homes are the only housing type that can be found with densities ranging from five to less than one dwelling unit per acre, accounting for the difference between the percentage of housing units compared to the large amount of land occupied by single family homes.



CONDOMINIUMS
(CONDOS)
9% of housing units

Condos in Capitol Hill are primarily located in the Kimball and Marmalade neighborhoods, with developments ranging in size from as few as **4 units up to 258 units**. Condos provide an important alternative to single-family homes while still offering ownership opportunities.



Capitol Hill Housing Types



DUPLEXES + SINGLE
FAMILY ADUS
5% of housing units

These housing types both include two units—either as a duplex or as a primary home with an **accessory dwelling unit (ADU)** that may be attached or detached from the home. Duplexes are found throughout most of the plan area. Since Salt Lake City adopted its **ADU ordinance**, three **ADUs** have been constructed in Capitol Hill, out of the total of **121 ADUs built citywide**.



TOWNHOMES
4% of housing units

Townhomes represent the fewest number of housing units and the least amount of residential land area and are mostly located in the Kimball, Marmalade, and Guadalupe neighborhoods. They offer an ownership option for those who want a home with some yard space but generally at a lower purchase price than a single-family home.

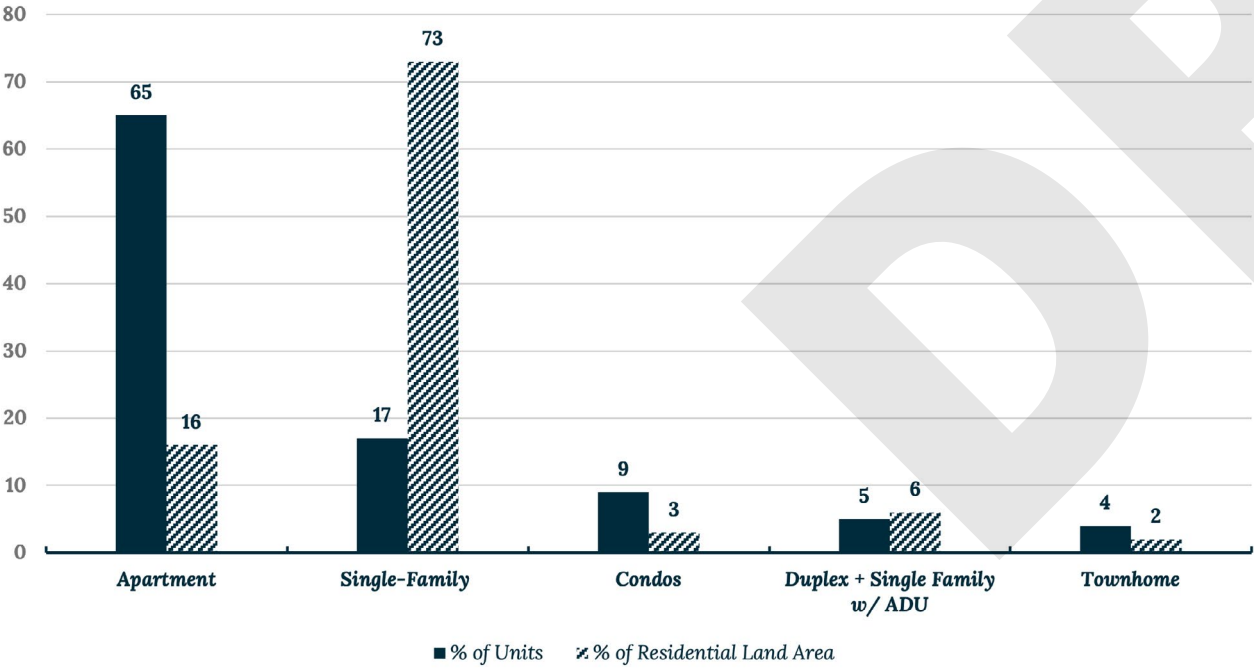
HOUSING TYPES BY UNIT COUNT + LAND ALLOCATED

Housing Inventory Type	Capitol Hill				Citywide			
	# of Units	# of Acres	% of Units	% of Acres	# of Units	# of Acres	% of Units	% of Acres
Apartment	4733	78	65.1%	15.9%	49,011	968	9.7%	8.0%
Condo	678	14	9.2%	2.9%	7,750	208	8.8%	6.7%
Duplex	396	29	5.4%	5.9%	4,778	385	8.3%	7.5%
Single Family	1239	355	16.9%	72.5%	38,672	7371	3.2%	4.8%
ADU	3	N/A	0.04%	N/A	121	N/A	2.5%	N/A
Townhome	282	13	3.8%	2.7%	1,484	89	0.19%	3.2%
Mobile Home	0	0	0	0	526	75	0	0%
Totals	7,331	489			102,342	9096	7.1%	5.4%

Note: The inventory doesn't include the following types of residential properties: Nursing, rehabilitation, or assisted living centers, and student housing or dormitories

Utah Geospatial Resource Center
Utah Housing Unit Inventory
SLC Building Permits

HOUSING TYPES + LAND AREA



AFFORDABILITY



According to 2023-2024 MLS information, the median home price in the Capitol Hill Plan area is \$582,500, which is slightly higher than the median home price in Salt Lake City which is \$563,500.

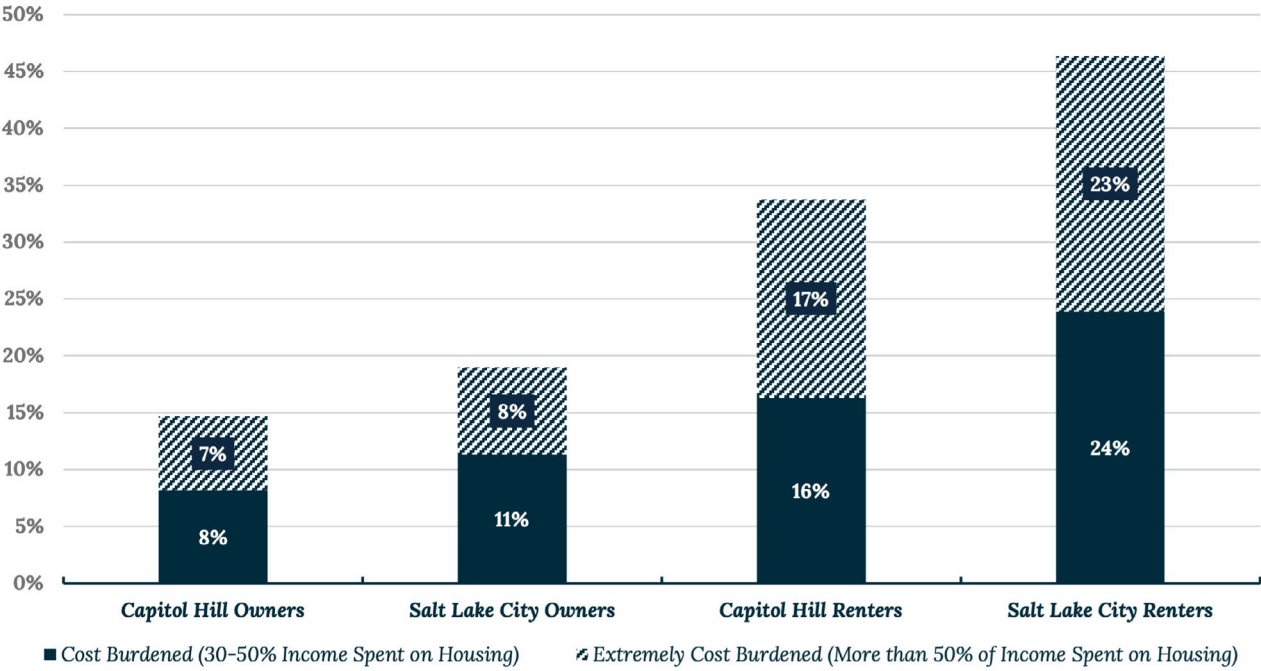
HOME VALUES

The Department of Housing and Urban Development (HUD) considers housing to be affordable when a household is paying no more than 30% of their total gross income towards housing expenses (rent/mortgage, utilities, and mandatory fees). The 30% standard applies to households of any income level.

Households that spend more than 30% of their gross income on housing are considered cost burdened, while those spending 50% or more are classified as extremely cost burdened.

Cost-burdened households often struggle to afford other necessities such as transportation, healthy food, or emergency expenses. This chart identifies the percentage of households that are cost burdened or extremely cost burdened within the plan area and the city as a whole.

COST BURDENED HOUSEHOLDS



American Community Survey % Year Estimates, 2019-2023

COST BURDEN SCENARIO

Median Home Price in Capitol Hill as of 2024	Interest Rate as of May 2025	Down Payment	Monthly Mortgage	Min. Household Income to Avoid Cost Burden
\$582,500	6.7%	20% - \$116,500	\$3,682.00	\$147,280
\$582,500	6.7%	5% - \$29,125	\$4,476.38	\$169,832

AREA MEDIAN INCOME (AMI)

Area median income (AMI) is the median income for all households in a specific geography, and the most common measure of affordability in the United States.

In Salt Lake City, AMI is based on households in the Salt Lake City metro area which includes Salt Lake and Tooele counties. HUD uses data from the U.S. Census Bureau to determine AMI each year. AMI is adjusted for household size—as a household size increases, the income threshold for AMI also increases.

This means the AMI for a two-person household will be lower than for a four-person household. Salt Lake City's Housing Stability Division provides additional information on how AMI is calculated at <https://www.slc.gov/housingstability/ami/>

AFFORDABLE HOUSING



Affordable housing units are deed-restricted and set-aside for income-verified households at a range of affordability levels.

Capitol Hill includes 691 affordable housing units across nine projects—two of which are affordable homeownership projects where the homes were sold at affordable rates with a deed restriction, and the remaining seven are deed-restricted rental units.

% of AMI	20%	30%	40%	50%	60%	80%	120%
# of Rental Units	14	26	255	189	167	29	
# of Home Ownership Units						8	3

Source: Salt Lake City Community Reinvestment Agency

The following represents occupations and housing costs for an individual supporting a 4-person household at different income levels.



Level of Affordability:
30% AMI Extremely Low-Income:
\$0K–\$36K
Max. Affordable Monthly Housing Costs:
\$920
Example Occupation / Average Wages:
Food Server / \$31,220 / (\$15/hr)



Level of Affordability:
80% AMI Low-Income
Income:
\$62K–\$98K
Max. Affordable Monthly Housing Costs:
\$2,400
Example Occupation / Average Wages:
Nurse / \$86,070 / (\$41/hr)

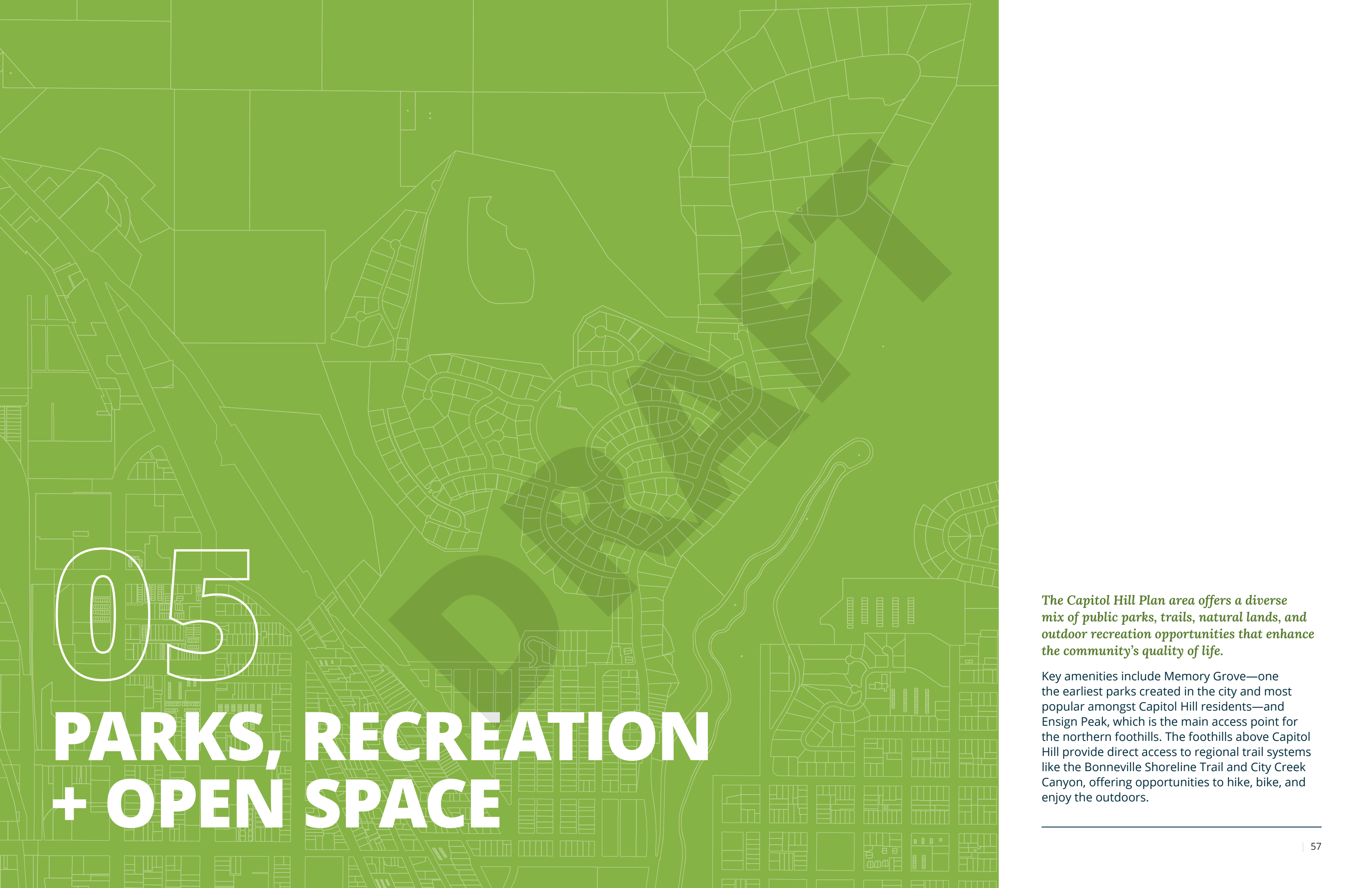


Level of Affordability:
50% AMI Very Low-Income
Income:
\$37K–\$61K
Max. Affordable Monthly Housing Costs:
\$1,500
Example Occupation / Average Wages:
Kindergarten Teacher / \$56,620 (\$27/hr)



Level of Affordability:
120% AMI Moderate Income
Income:
\$99K–\$147K
Max. Affordable Monthly Housing Costs:
\$3,700
Example Occupation / Average Wages:
Software Developer / \$120,910 (\$58/hr)

Source: HUD, Bureau of Labor Statistics

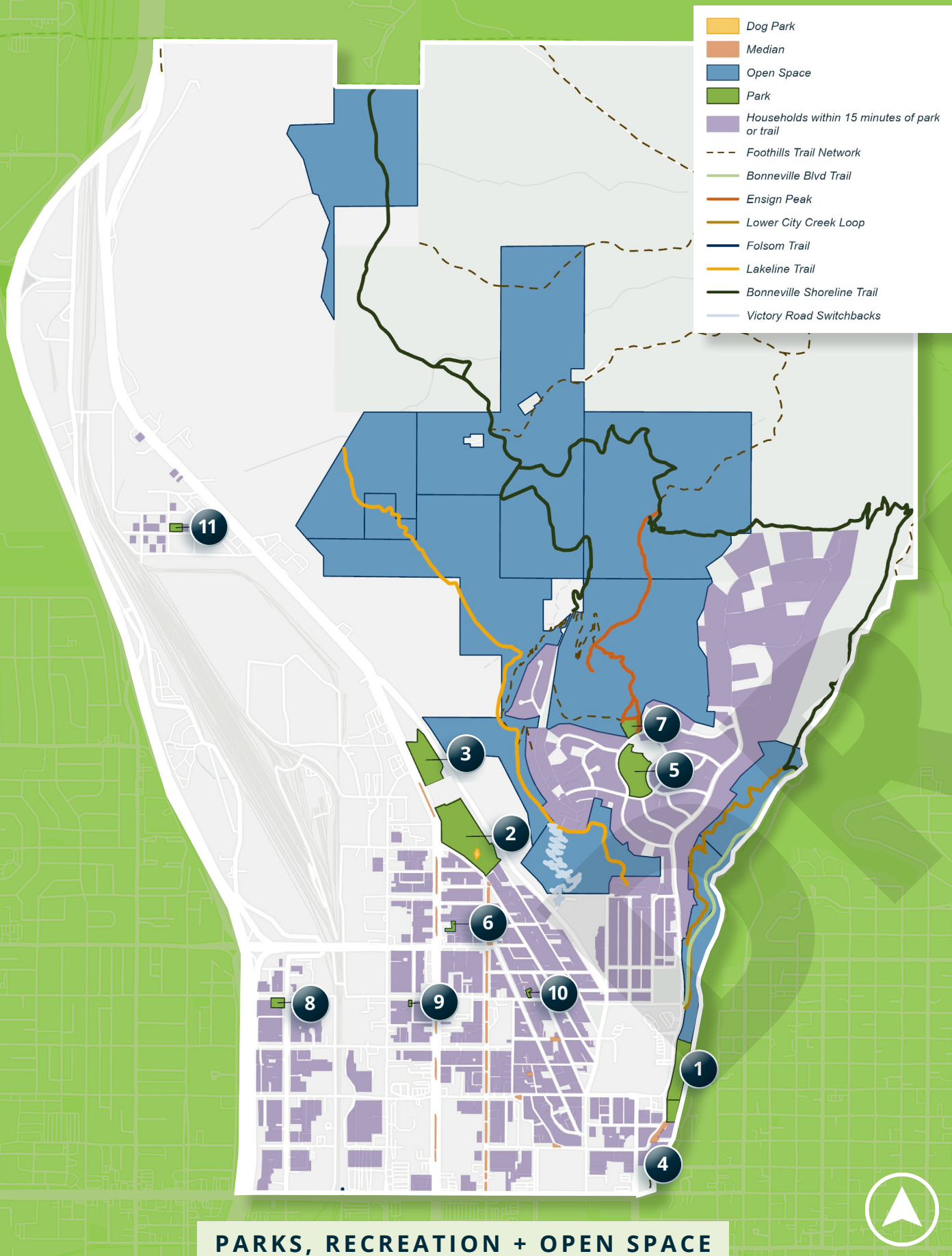


05

PARKS, RECREATION + OPEN SPACE

The Capitol Hill Plan area offers a diverse mix of public parks, trails, natural lands, and outdoor recreation opportunities that enhance the community's quality of life.

Key amenities include Memory Grove—one of the earliest parks created in the city and most popular amongst Capitol Hill residents—and Ensign Peak, which is the main access point for the northern foothills. The foothills above Capitol Hill provide direct access to regional trail systems like the Bonneville Shoreline Trail and City Creek Canyon, offering opportunities to hike, bike, and enjoy the outdoors.



PARKS, RECREATION + OPEN SPACE

Capitol Hill Community Existing Housing Density | Source: SLC Housing Density by Block, 2024

PARKS, RECREATION + OPEN SPACE



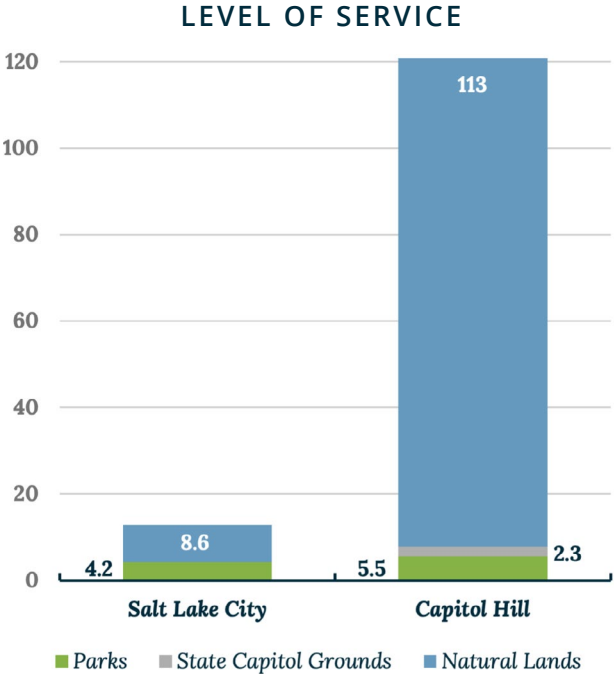
Parks, open space, and recreation land uses owned by the city occupy 22% of the Capitol Hill Plan area and encompass approximately 1,028 acres of land.

100% of households in Capitol Hill are within a 15-minute walk of a park or open space. Walking time was measured from homes to city owned parks, trailheads, natural lands, and the Utah State Capitol Grounds.

LEVEL OF SERVICE

Level of Service (LOS) is a calculation that provides the number of acres per 1,000 people. When combined with a walkability analysis, LOS can help reveal how well Capitol Hill's parks and natural lands meet the needs of its residents.

Data pulled from the April 2019 [SLC Parks and Public Lands Needs Assessment](#).



PARKS WITHIN CAPITOL HILL

Map #	Name	Park Type	Address	Size (acre)
1	Memory Grove	Community	300 N Canyon Rd	11.3
2	Warm Springs Park	Community	840 N Beck St	19.6
3	North Gateway Park	Community	910 N Beck St	6.1
4	City Creek Park	Neighborhood	110 N State St	2.1
5	Ensign Downs Park	Neighborhood	125 E Dorchester Dr	6.5
6	Marmalade Plaza	Neighborhood	524 N 300 W	0.6
7	Ensign Peak Nature Park Entry	Mini	1002 N Ensign Vista Dr	1.8
8	Guadalupe Park	Mini	619 W 500 N	0.8
9	Pugsley Ouray Park	Mini	491 N Pugsley St	0.1
10	Silver Park	Mini	126 W 500 N	0.2
11	Swede Town Park	Mini	840 W 1500 N	0.6

In summary, the Capitol Hill planning area relies heavily on adjacent natural lands. It has a slightly higher level of park service than other planning areas but lacks flat land more conducive to park development, particularly the development of athletic fields.

The areas of greatest need are **(1)** the Marmalade neighborhood which is served primarily by well dispersed mini parks and the State Capitol Grounds and **(2)** the Guadalupe neighborhood which is served by a single mini park and a new multi-use path that will eventually connect to the Jordan River Trail. The Guadalupe neighborhood is growing rapidly surrounding the transit station therefore access to additional parks or open space will become a more significant issue over time.

PARKS

The Capitol Hill Plan area features several types of parks and open space within its boundaries. These range from large community parks to mini parks.

Community parks are large parks focused on meeting the major park and recreation needs of the city rather than just the surrounding neighborhood. Memory Grove, the most used park in Capitol Hill, has restrooms, walking paths, an off-leash dog area, drinking fountains, and picnic tables. Warm Springs & North Gateway parks are primarily multi-purpose fields with walking paths, drinking fountains, and restrooms.

Neighborhood parks are generally smaller than community parks and primarily serve neighborhood needs. City Creek Park is the second most visited park in Capitol Hill which includes a plaza, drinking fountains, and a daylighted portion of City Creek. Ensign Downs Park is the most traditional park in Capitol Hill with various sports courts, a playground, walking path, and drinking fountains. Marmalade Plaza is a new urban park built in conjunction with the new Marmalade Library branch. It features a plaza, landscaped areas, water features, and public art.

As the name suggests, mini parks are small sites that range in size from less than an acre to almost two acres. They are the most prevalent park type in the city and are typically found in older, urbanized areas like Capitol Hill. Because of their limited size, these parks typically offer one or two amenities like basketball courts and playgrounds.

While not owned or managed by the city, the State Capitol Grounds serve as a popular, critical park space where people come to walk, run, and recreate. The spring cherry blossoms draw visitors from around the state every year.

NATURAL LANDS

There are two types of natural lands within the Capitol Hill planning area. Urban natural lands are natural lands typically surrounded by urban development or adjacent to manicured parks. These lands often serve a parklike function, and they require a higher level of maintenance and resources than non-urban natural lands. Non-urban lands require less maintenance and often directly connect with other public lands. They are dominated by large areas of intact habitat and bisected by recreational trails.

The City Creek Natural Area, Bonneville Shoreline Preserve, Columbus Hillside Preserve, Ensign Peak Natural Park, and Stansbury Shoreline Preserve represent the city owned natural lands within the plan area. There are also numerous state, federal, and privately owned natural areas that provide recreational access in this part of the city.

The City Creek Natural Area includes the lower portion of City Creek Canyon and the surrounding undeveloped hills, half of which are in the Capitol Hill Plan area, and the other half in the Avenues. This area is a major recreational site for the entire city. Ensign Peak Natural Park is another area with regional draw and primarily protects the historic site and trail leading up to the peak. The remaining natural lands protect the wildlife corridors and hillsides from development and are popular with hikers and birdwatchers.

TRAILS

The most significant planned trail in the foothills trail system, the **Bonneville Shoreline Trail (BST)** was conceived to follow the shoreline of the ancient Lake Bonneville, as well as to represent the encroachment limit from development into the foothills. Salt Lake City's portion of the Bonneville Shoreline Trail stretches about **20 miles** from North Salt Lake to Parley's Canyon with the northernmost section running above Capitol Hill.

Another major foothill trail within the plan area is Ensign Peak, a popular area for its historic significance, easy access, and stunning views of the city and valley. Access to the larger foothill trail system within Capitol Hill is funneled primarily through the Ensign Peak trailhead which originates on a small residential street with no off-street parking.



Ensign Peak Trail

The Parks and Public Lands division recently completed work on the Victory Road trailhead located north of Victory Road between Warm Springs Park and the Utah State Capitol. This location represents the lowest elevation (**4450 ft**) and westernmost access to the Foothills Trail System within Salt Lake City. This trailhead serves as a major access point for the northern and western Foothills trails around Ensign Peak, Meridian Peak, Hell Canyon, and the Bonneville Shoreline Trail.

These three trails provide access to the rest of the foothills trail system which is largely comprised of informal social trails. Users have carved out these trails to the various peaks, canyons, and groves through years of use. The majority of these social trails follow ridgelines or drainage bottoms and run perpendicular to existing contours; other trails follow old jeep routes and fire roads. Therefore, the existing network consists of the Bonneville Shoreline Trail and a great number of social trails that accommodate direct access from Capitol Hill neighborhoods to the **BST** and nearby peaks.

In addition to the foothills trail system, the Freedom Trail and Lower City Creek Loop within the City Creek Natural Area and Memory Grove Park connect Capitol Hill to City Creek Canyon and the recreational opportunities provided there.

The newest trail accessible from the Capitol Hill plan area is the Folsom Trail, an off-street paved walking and bicycling path that was completed in **2022**. Although the trail itself lies outside the plan boundaries, it begins at the North Temple Frontrunner Station, within the plan area, providing critical recreation access to a rapidly redeveloping portion of the Capitol Hill community.

The trail currently runs between 500 and 1000 W. In **2022**, the Parks and Public Lands division received funding to expand the trail from 1000 W to the Jordan River Parkway. The expansion phase of the Folsom Trail is still in the design and planning stage as staff work with adjacent property owners to acquire the preferred trail alignment.

URBAN TREE COVERAGE



Tree canopy coverages vary greatly in each Salt Lake neighborhood.

In Capitol Hill, tree canopy coverage is 16.5%, which is similar to the tree canopy coverage of Salt Lake as a whole. In comparison, overall city-wide tree canopy coverage is 15.6%.

Master Plan Area	Percent Cover
Avenues	25
Sugar House	24
East Bench	23.6
Central Community	21.9
Capitol Hill	16.5
Northwest	13.5
Westside	10.8
Downtown	6.4
Northwest Quadrant	1.1
Airport	0.5



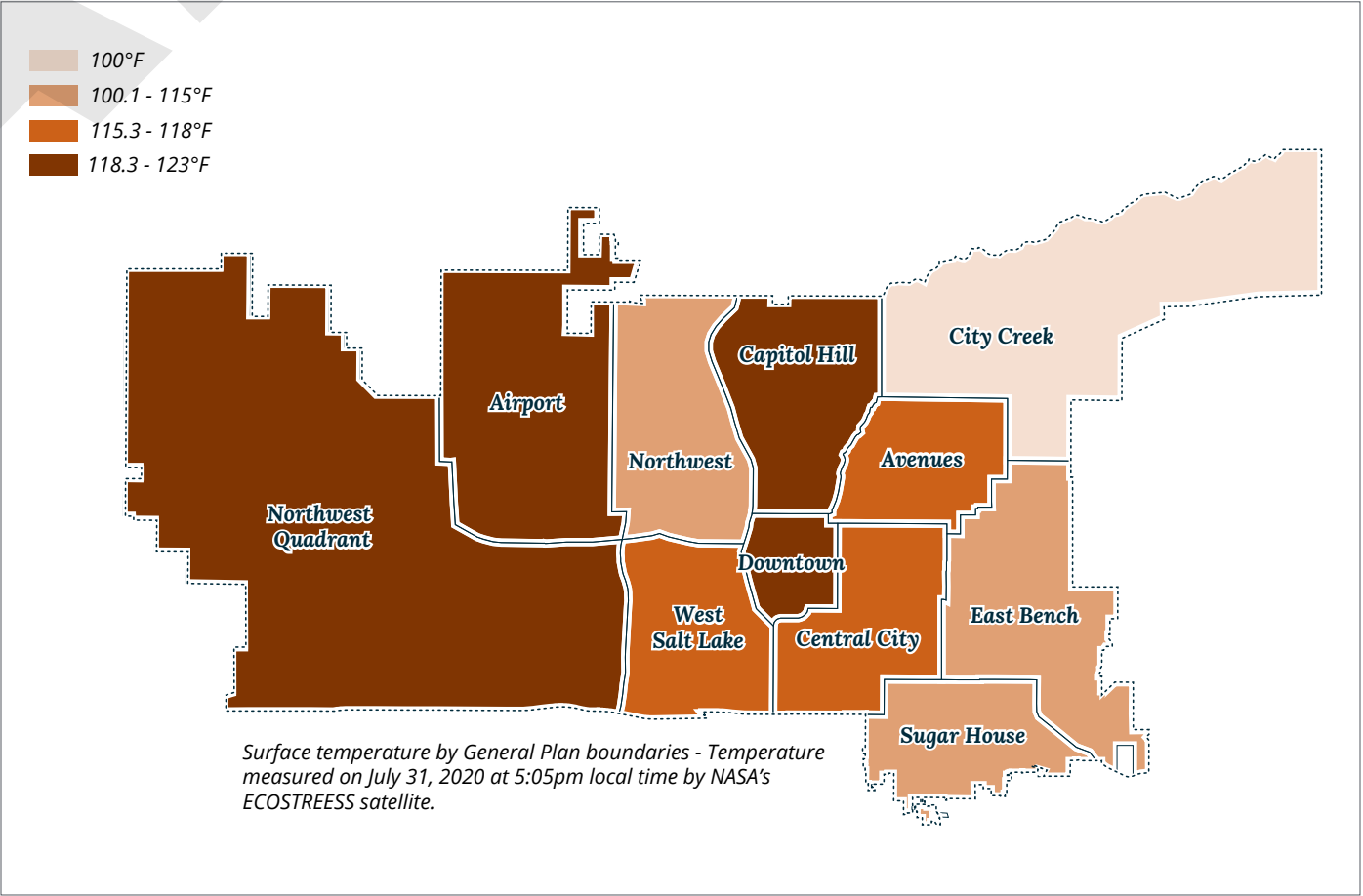
Tree Canopy

SURFACE TEMPERATURES

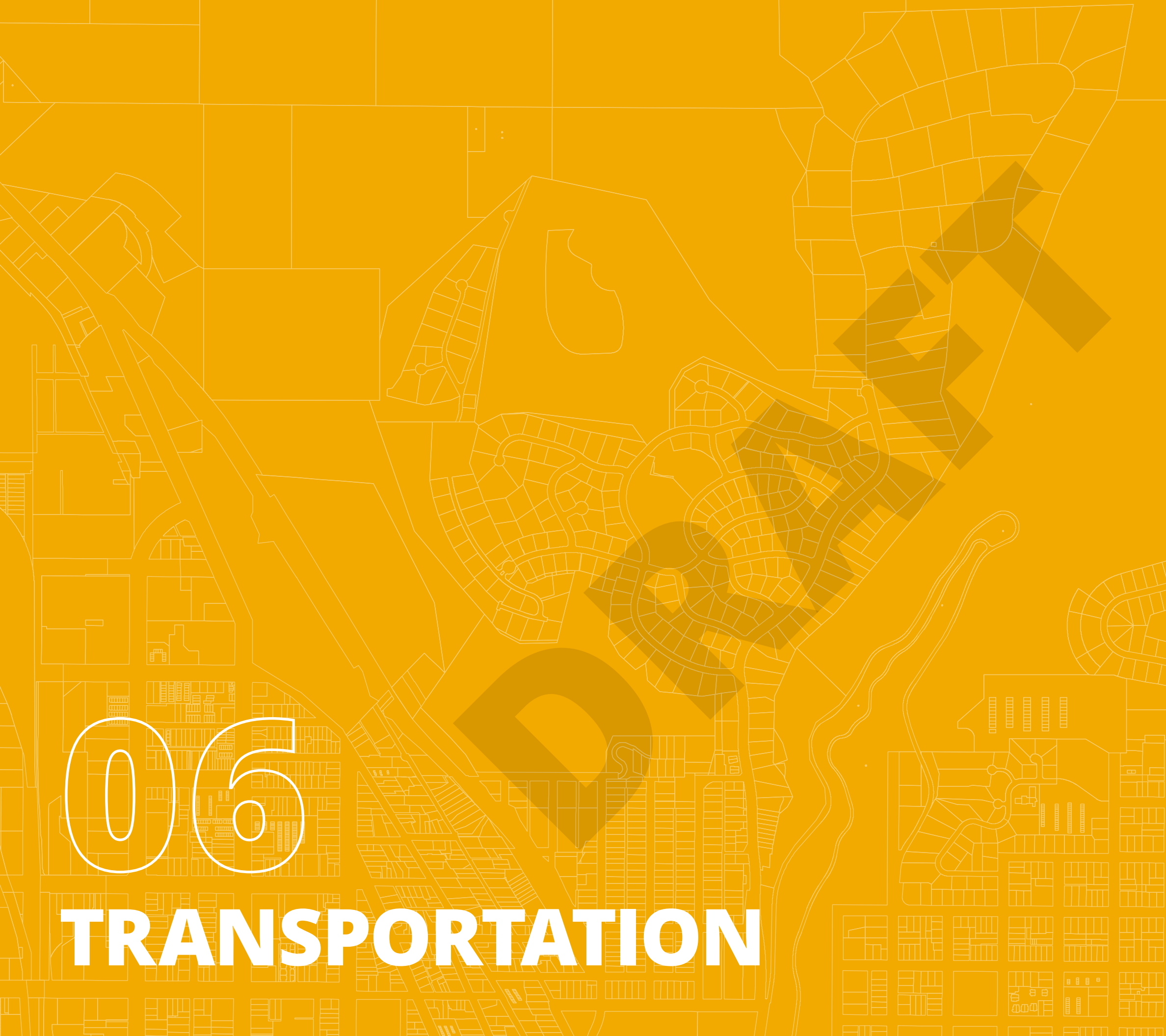
The Urban Forest Action Plan found that surface temperatures in Capitol Hill reached 118.3 - 123°F in July 2020, among the hottest conditions recorded citywide. Capitol Hill shares the highest heat category with Downtown and the Northwest Quadrant.

In comparison, the Sugar House and East Bench neighborhoods recorded lower temperatures, averaging between 100 and 115°F. Lower temperatures correlate to areas with more tree canopy, and vice versa.

To address disparities of heat and tree canopy coverage the Urban Forestry Action Plan recommends planting more trees in heat-prone corridors and exposed areas.



Surface Temperature

A stylized, light-colored line-art map of the Capitol Hill neighborhood in Denver is overlaid on a solid orange background. The map shows a grid of streets, with some areas highlighted in a darker shade of orange. A large, white, outlined number '06' is positioned in the lower-left quadrant of the map.

06

TRANSPORTATION

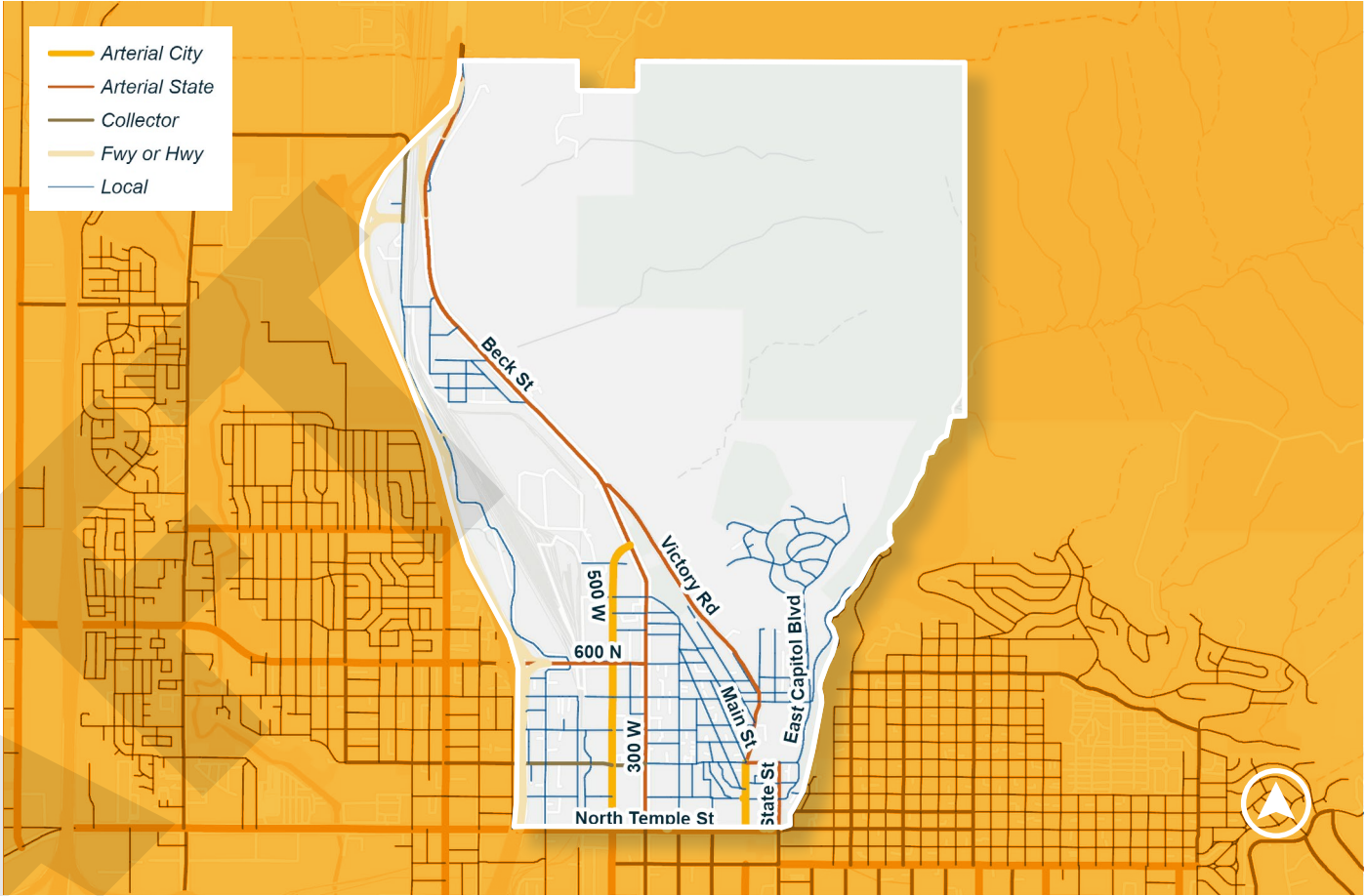
The transportation network in Capitol Hill has been shaped by access to the State Capitol, interstate access and the steep terrain due to the topography of the foothills. This section examines the area's roadway system, traffic patterns, transit access, and active transportation infrastructure, with a focus on safety, connectivity, and mobility.

STREET TYPES



Capitol Hill contains a total of 265 street segments consisting of mostly local streets and arterials.

Below is the breakdown of street types in the Capitol Hill neighborhood:



Street Classifications

CLASSIFICATIONS

ARTERIAL STREETS

Arterial streets are major roads designed to carry high volumes of traffic. They act as the backbone of street networks connecting collector and local streets to highways, interstates, and other major destinations in the city. They are characterized by multiple lanes, higher speeds, and signalized intersections.

In Capitol Hill there are **30 street segments on 11 streets** that are classified as arterial with various speed limits depending on the road ranging from **25-50 mph**. Arterial streets in the community provide interstate access to I-15, downtown areas, and the State Capitol.

COLLECTOR STREETS

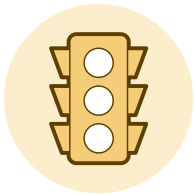
Collector streets are low to moderate capacity roads that connect arterial and local streets. Collectors can be multi-lane but are meant to carry less traffic at lower speeds and for shorter distances than Arterials.

They provide direct access to abutting property and carry a mix of local traffic and commuter traffic headed for nearby destinations. There are only two collector street segments in Capitol Hill both on 300 North, specifically between State Street to Capitol Street and 300 West to 400 West, and have a designated speed limit of **25-30 mph**.

LOCAL STREETS

Local streets, the most common street type in Capitol Hill, are low-capacity roads that provide direct access to individual properties. They are generally two lanes and may or may not include pavement markings. In Salt Lake City all local streets have a speed limit of **20 mph**.

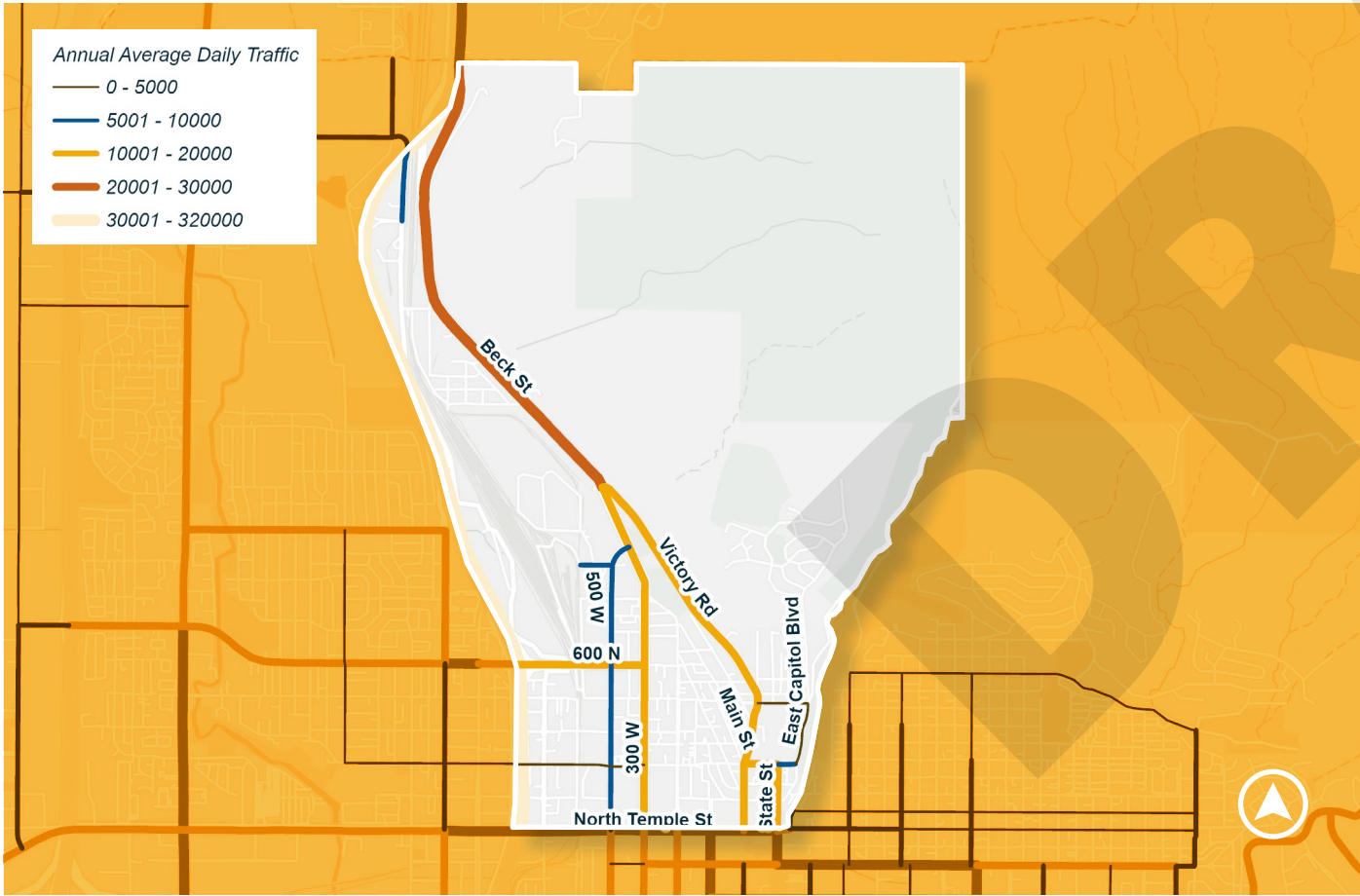
TRAFFIC VOLUMES



The 2023 Average Daily Traffic Map shows the average daily number of cars that travel each monitored road segment.

This data was collected by Utah Department of Transportation (UDOT) and does not indicate the level of service of the roadway or the estimated capacity of the roadway, it only represents the number of cars that travel on the roadway per day.

The main routes in Capitol Hill include I-15, Beck Street, North Temple, 300 West, Victory Road, 600 North, State Street and Main Street. I-15 which is along the western boundary of the plan area has the highest traffic volume with **between 135,000 to 171,000 vehicles each day.**



Traffic Volumes



ROADWAY CONDITIONS



PAVEMENT OVERALL CONDITION INDEX (OCI)

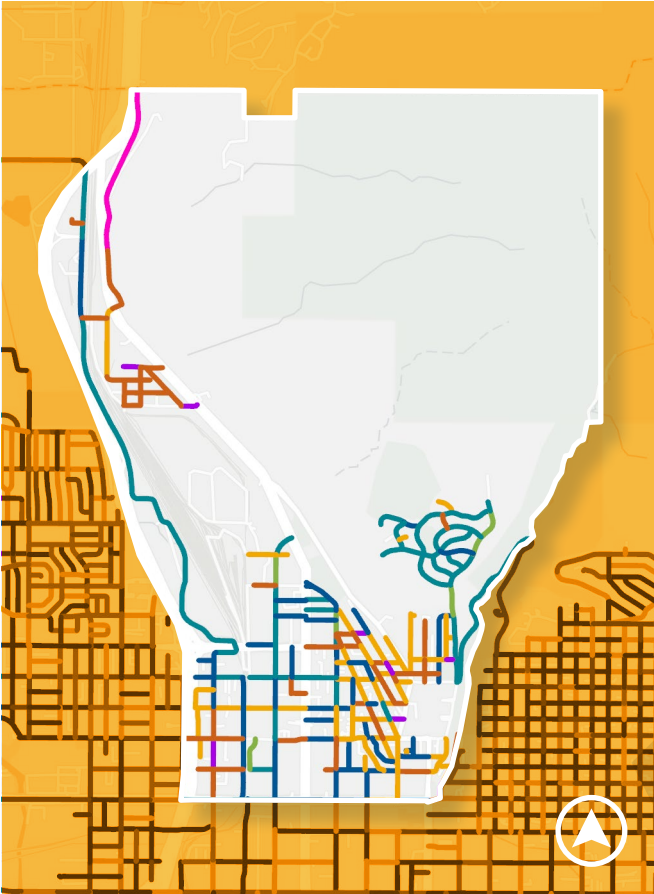
Roadway conditions in the plan area range from an OCI of 5 to 88 or failed to good condition. This is tracked by the **Overall Condition Index (OCI)**, which is the value given to a road segment to communicate the condition using various factors such as cracking, potholes, rideability, age, traffic volume, maintenance history, climate and pavement type.

OCI ratings are measured on a scale of 0 to 100 with 0 meaning the pavement has failed to 100 meaning the pavement is in good condition with ratings of serious, poor, fair and satisfactory in between.

OCI RATING SCALE

- **Good:** 100-86
- **Satisfactory:** 85-71
- **Fair:** 70-56
- **Poor:** 55-41
- **Very Poor:** 40-26
- **Serious:** 25-11
- **Failed:** 10-0

The streets in the Capitol Hill neighborhood have an average **Overall Condition Index (OCI)** of **54.1 out of 100**, which is slightly worse than the citywide average **OCI of 56.5**.



The **OCI** is only tracked for City owned roads. The only main routes that are city owned are Main Street, 400 West and North Temple. 400 West and North Temple have **OCI ratings ranging from 57 to 88 (fair to good condition)** for most street segments.

One segment of North Temple between West Temple and Main St is in poor condition, with an **OCI of 45**. While the condition of Main Street is poor with an **OCI of 42**.

ROAD SAFETY

Between 2008 and April 2025 there have been **4,728** crashes in Capitol Hill. Of the total crashes, **3,852** involved no injuries, **444** had possible injuries, **379** involved injuries, **41** involved severe injuries and **12** were fatal. Of the **4,728** crashes **58** involved bicyclists, **89** involved pedestrians (3 of which were fatal), **8** involved electric scooters, and **2** involved trains.

During this **17-year period** the streets and intersections with the highest concentration of crashes has remained consistent. The intersection of 300 West and North Temple has had the highest number of crashes with **289**, followed by the 300 West 600 North intersection with **125 crashes**. The intersection of North Temple and State Street, 300 North and 300 West, and 600 North and 400 West all have a higher concentration of crashes, as well as along North Temple, 300 West/Beck St, State Street, 300 North, 600 North, and Main Street.



600 N 400 S - Intersection

BICYCLE NETWORK



In the Capitol Hill Community, there are both commuter and recreational bike networks.



GREENBikes at Marmalade Library Branch

Most of the bike network is commuter, which are bike lanes that are part of the street network. The recreational bike network includes the trail system in the foothills in the northern part of the plan area. Additionally, there are **16 city-maintained bike racks** and **four GREENbike stations** located in the plan area. GREENbike is a nonprofit bike share where members can rent ebikes throughout the city.

COMMUTER BIKE NETWORK

In Capitol Hill approximately **73%** of parcels are within **.25 mi** of a bike route. The main bike routes are on 200 and 300 West and continues onto Beck Street, North Temple, and East Capitol Boulevard. There are no protected bike lanes, and the bike network consists of on road bike routes with mainly low to medium comfort ratings. The comfort level is determined by vehicle traffic volume, bike facilities such as physical separation or painted lanes, and vehicle traffic speed.

COMFORT

HIGH COMFORT

Off road trails, on road lanes with physical separation, or streets with low vehicle speed and traffic volume.

MEDIUM COMFORT

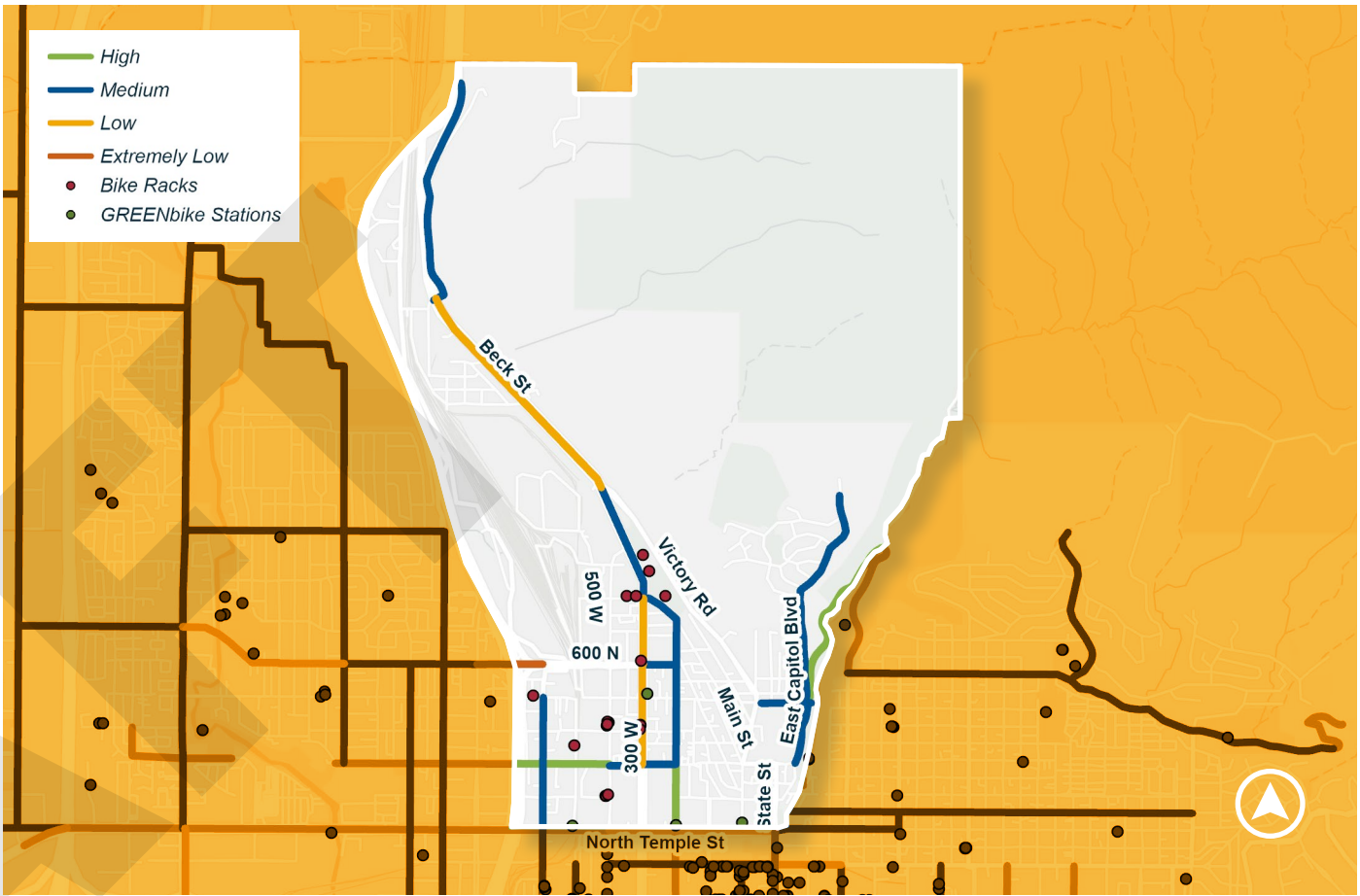
Painted bike lanes on moderate volume roads, bike lanes with paint buffers on higher volume traffic roads and shared lanes with slower speeds.

LOW COMFORT

Bike lanes or shoulders on busy streets and important connections without bike facilities on moderate volume roads.

EXTREMELY LOW COMFORT

Routes not recommended for bicycle travel but have no practical alternative for some trips.



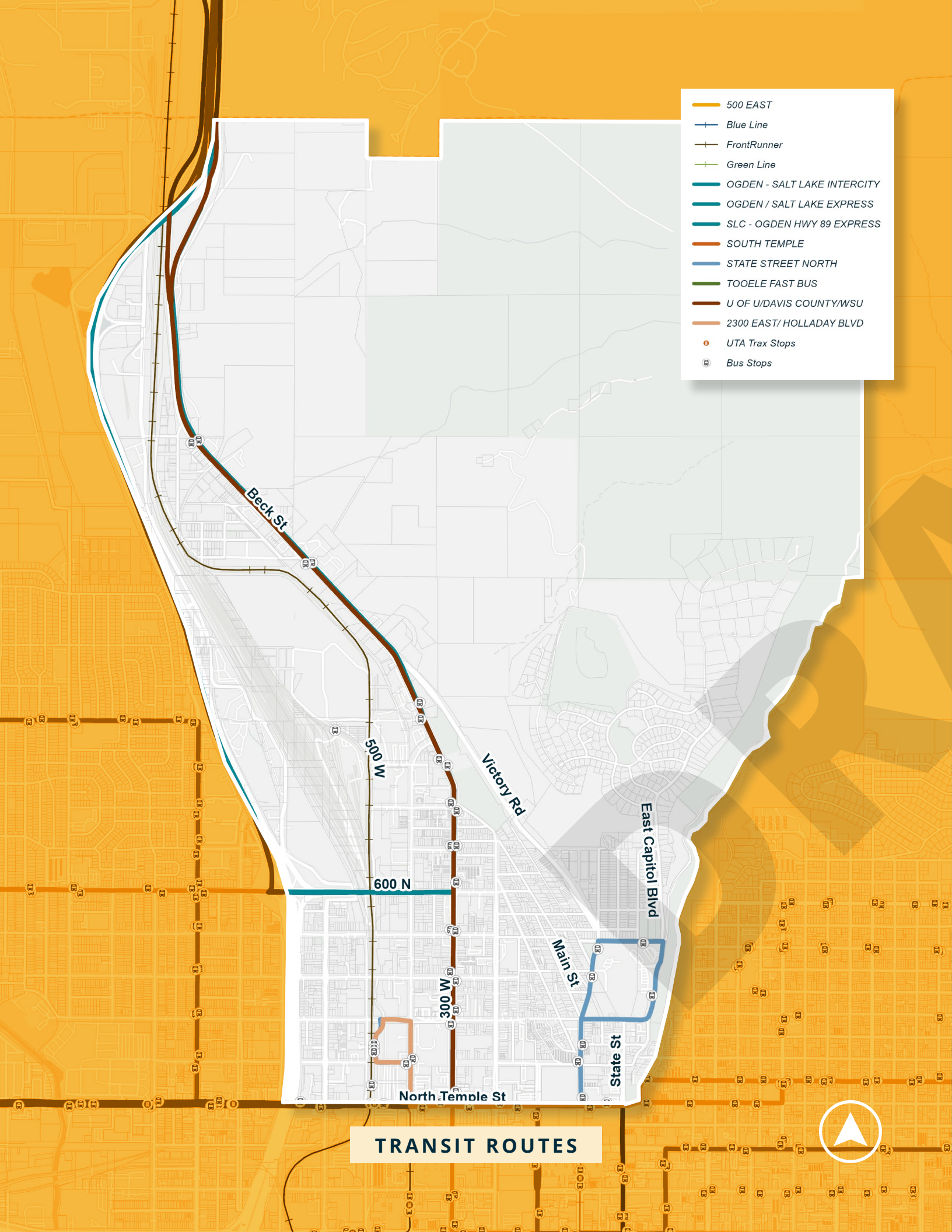
Bike Network

RECREATIONAL BIKE NETWORK

The eastern boundary of Capitol Hill is defined by City Creek Canyon. The canyon includes many mountain biking trails and a high comfort paved bike loop on Bonneville Blvd. Additionally, the northern portion of Capitol Hill includes mountain biking trail access including Ensign Peak Trail Head.



Bonneville Blvd



TRANSIT ROUTES

TRANSIT CONNECTIVITY

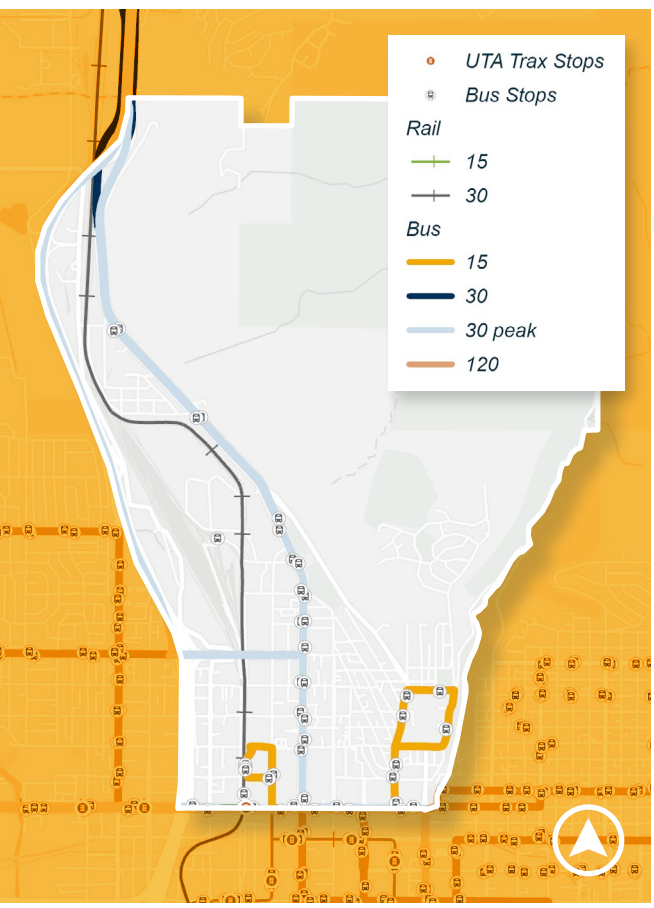


Within Capitol Hill there is a range of transit options including bus, light rail, and rail provided by Utah Transit Authority (UTA).

Buses make up most of the transit options in the plan area with nine bus routes. These routes mainly run along North Temple, 300 West near West High, and around the Capitol. The only light rail or TRAX routes within Capitol Hill are along North Temple on the southeast boundary of the plan area.

There are two routes the Blue and Green lines which service Salt Lake Central Station to Draper and the Airport to West Valley City. There is one FrontRunner stop located in the plan boundary, with access at the North Temple Bridge/ Guadalupe Station. There are several other TRAX and bus stations within .25 mile of the community that provide access to the rest of the UTA transit network.

Additionally, the western part of the plan area west of 300 West has access to UTA's On Demand service. The purpose of On Demand is to connect people to other forms of transit such as light rail or bus. It is an app-based service where a user can book a ride to be picked up within the designated service area and brought to a transit stop to complete their trip. This helps to fill the gaps for areas that are under served by fixed transit routes.



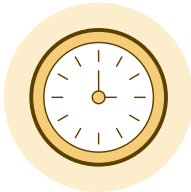
Transit Routes Frequency

TRANSIT FREQUENCY

Utah Transit Authority (UTA) bus routes operate on different levels of frequency depending on the route, demand, and stops serviced. The route frequency is the amount of time between each route bus at any given stop. In Capitol Hill, the South Temple, State Street North and 500 East bus routes are every 15 minutes which is the highest frequency for UTA bus routes.

The U of U Davis County and Ogden Salt Lake Intercity are every 30 minutes, and the Tooele Fast Bus, SLC-Ogden HWY 89 Express and Ogden/Salt Lake Express routes are every 30 minutes during peak hours. The 2300 East/Holladay bus route only runs every 120 minutes. UTA rail generally operates on a 15-minute frequency for TRAX and 30 minutes for FrontRunner service.

COMMUTING + CONNECTIVITY



The breakdown of commute times, mode of transportation, and location of work for people in the Capitol Hill neighborhood varies. The below tables break down employment and travel data based on 2023 census data.



North Temple Station

COMMUTE TIME

The average commute time for residents in Capitol Hill is approximately **19.78 minutes** compared to **19.3 minutes** average citywide, and the majority of residents have an average commute time of **10 to 24 minutes**.

Commute Average Time	% of Commuters
Less than 5 minutes	0.98%
5 to 9 minutes	9.62%
10 to 14 minutes	23.50%
15 to 19 minutes	26.57%
20 to 24 minutes	15.48%
25 to 29 minutes	3.99%
30 to 34 minutes	9.10%
35 to 39 minutes	4.85%
40 to 44 minutes	0.49%
45 to 59 minutes	3.60%
60 to 89 minutes	1.82%

CONNECTIVITY

Where People Work	Percentage
Worked in SLC	67.16%
Worked outside SLC	32.84%

COMMUTE MODES

In Capitol Hill, the majority of people drove to work, with **71.66%** commuting by car, truck, or van. Of those who drove, **90%** drove alone. In **2023**, **15.72%** of Capitol Hill residents worked from home.

Mode of Transportation	% of Total Residents
Car, truck, or van	71.66%
Drove alone	64.70%
Carpooled	6.96%
In 2-person carpool	5.81%
In 3-person carpool	0.97%
In 4-person carpool	0.00%
In 5- or 6-person carpool	0.18%
In 7-or-more-person carpool	0.00%
Public transportation (excluding taxicab)	4.79%
Bus	1.89%
Long-distance train or commuter rail	1.08%
Light rail, streetcar or trolley	1.30%
Taxicab	1.70%
Motorcycle	0.00%
Bicycle	0.62%
Walked	5.37%
Other means	0.15%
Worked from home	15.72%

TRANSIT CONNECTIVITY

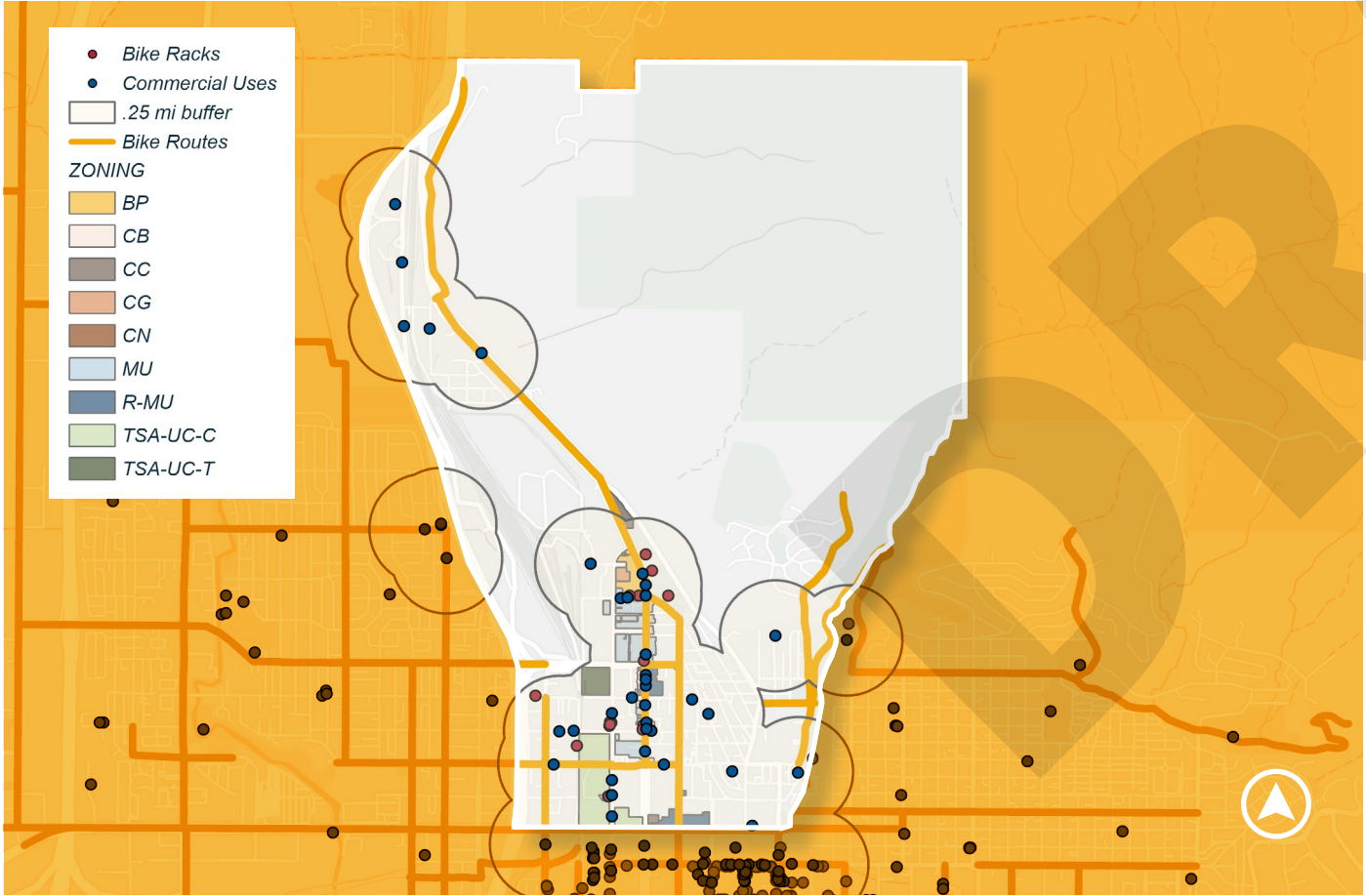


The existing commercial uses and zoning districts have been highlighted in the below maps in context of bike and transit routes.

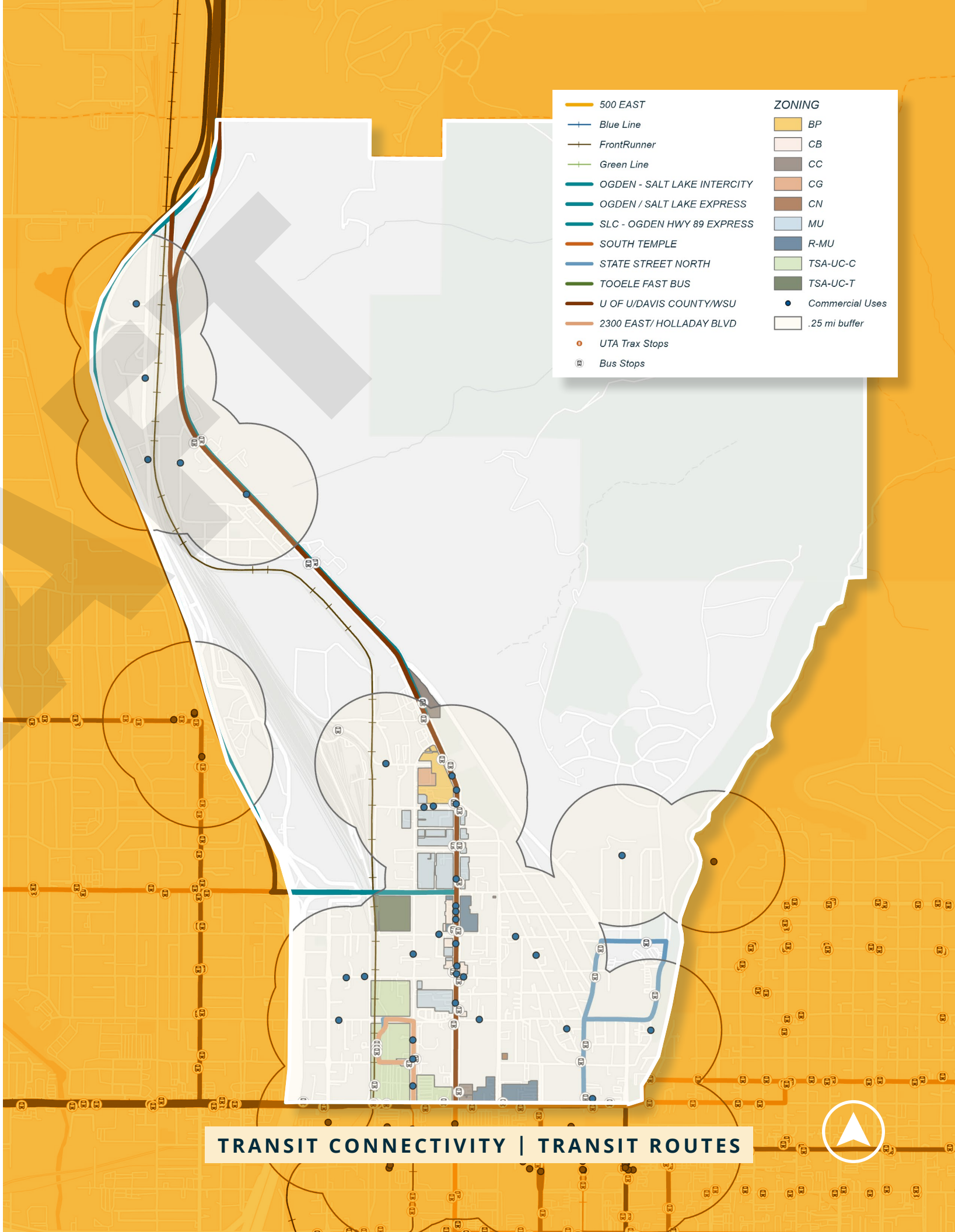
The map shows the commercial uses and zones within the Capitol Hill plan area boundaries and within .25 mi of the boundaries in comparison to the existing bike and transit routes/stops.

The buffer indicates .25 mi from the existing commercial uses which highlights the proximity of these uses to the existing bike and transit routes.

The existing commercial uses are generally concentrated along 300 W where most of existing mixed use and commercial zoning is located. Just outside the plan boundary, there is also a cluster of commercial uses in Downtown where there is more density and access to transit.



Transit Connectivity Bike Routes



TRANSIT CONNECTIVITY | TRANSIT ROUTES



DENSITY + TRANSPORTATION



The below map highlights density in relation to transit routes and stops and bike routes. The buffer indicates .25 mi from parcels with density greater than 25 units per acre and highlights transit and bike routes within that proximity.

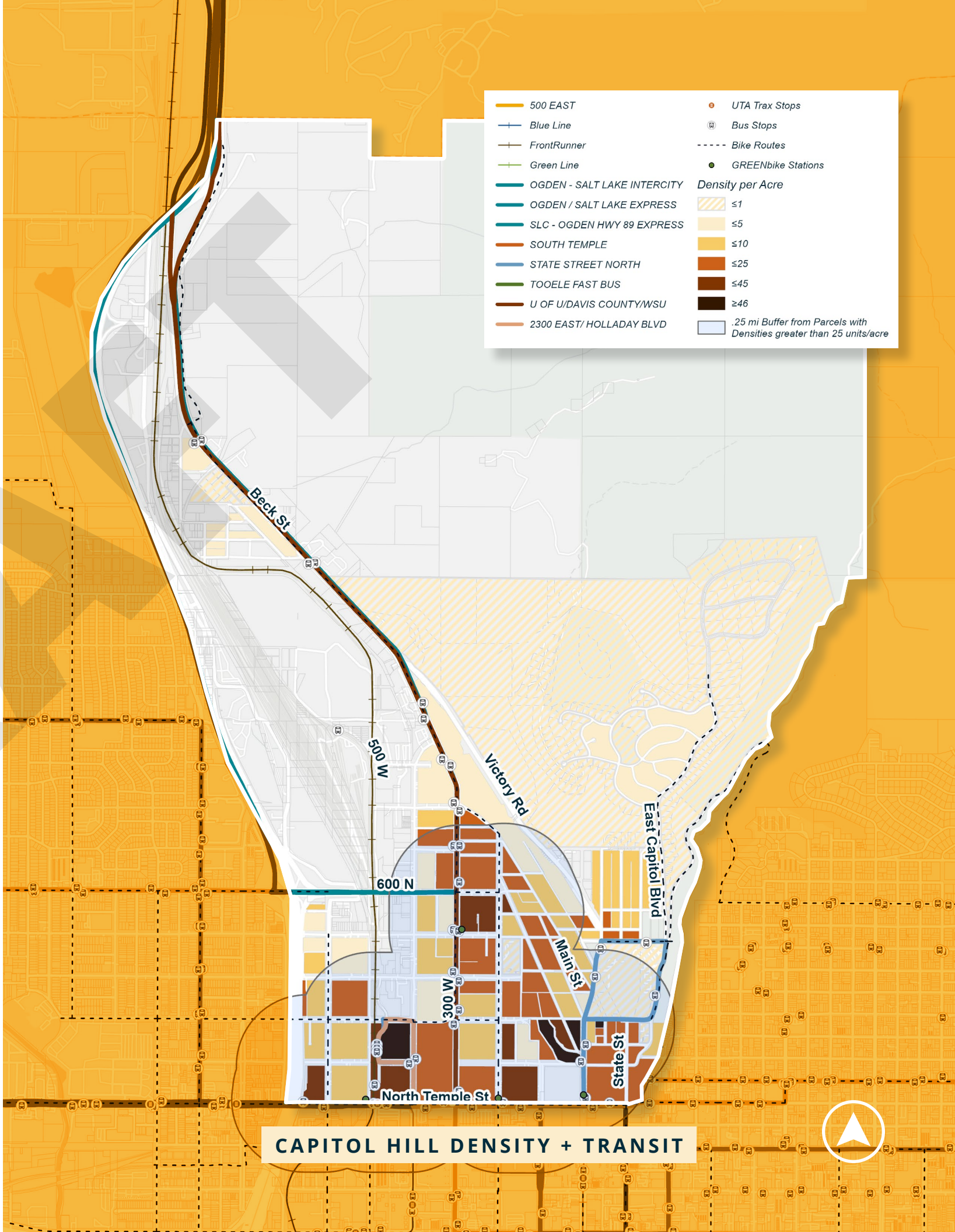
The higher density parcels are located in southern portion of the plan area, close to downtown, where there is more access to transit.

SIDEWALKS + ADA RAMPS



The majority of local streets within the Capitol Hill neighborhood have sidewalks and ADA ramps on both sides of the roadway, except some streets located in steep, hillside areas and industrial areas.

The portion of this plan area that is primarily made up of industrial uses generally lacks sidewalks and ADA ramps, along with other road infrastructure like curbs and gutters. Existing sidewalks and ADA ramps are continuously evaluated by the Salt Lake City Engineering Department to ensure they are properly maintained and upgraded as needed.





07

PRESERVATION

Capitol Hill plays an important role in historic preservation as it is the oldest surviving residential area in the city, with homes dating back to the arrival of Mormon pioneers. This longevity has created a diverse mix of historical and architectural resources, providing a unique glimpse into the city's past.

NATIONAL VS LOCAL
HISTORIC DESIGNATIONS

National Historic District

These are resources that are listed in the National Register of Historic Places. Listing at the national level does not restrict what a property owner may do with a property but does provide federal or state tax credits for a rehabilitation project. It does not protect historic properties from alteration or demolition.

Local Historic District

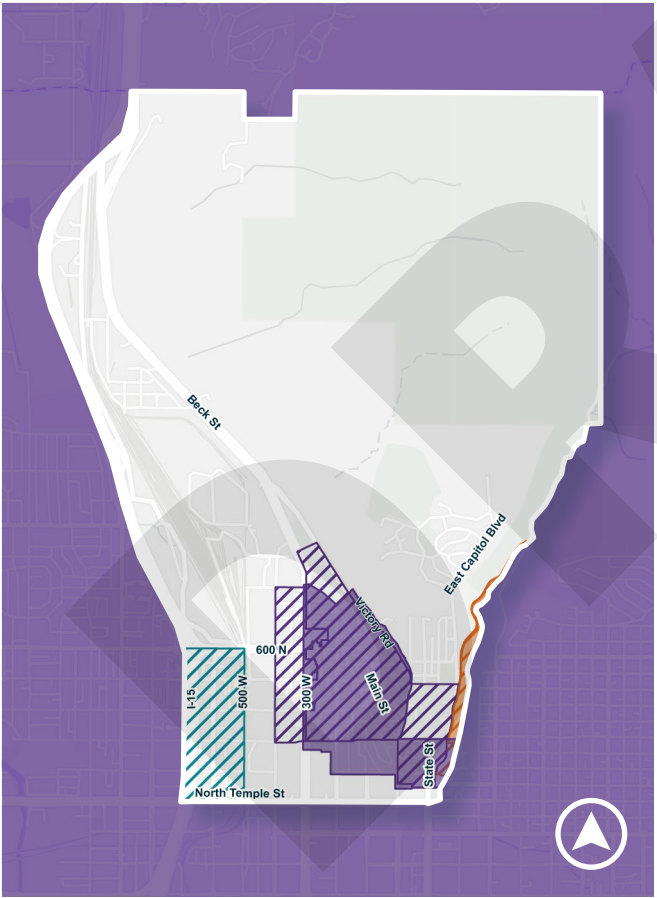
These are resources that are designated by Salt Lake City for their artistic, historic, or cultural significance. Locally designated properties require review for any exterior changes to the property to ensure that changes are compatible and retain the most significant, or “character-defining” elements.

In Local Historic Districts, this additional level of review contributes to neighborhood stability, since current and prospective property owners know that the distinctive architectural features of a particular neighborhood are protected over time.

HISTORIC DISTRICTS



The Capitol Hill Community Plan area includes the Capitol Hill historic district, which is primary located in the Kimball and Marmalade neighborhoods, the western portion the City Creek Canyon historic district (west of City Creek itself), and a portion of the Northwest national historic district.



- Capitol Hill
- City Creek
- Northwest

Historic Districts

Solid-colored areas represent Local Historic Districts.
Hatched areas indicate National Historic Districts.

CAPITOL HILL HISTORIC DISTRICT

- National Historic District Listing: 1982
- Local Historic District Designation: 1984

Preservation efforts began in the Marmalade neighborhood as early as 1975 when the **Utah Heritage Foundation (renamed Preservation Utah)** moved its headquarters to Quince Street and began promoting the area for historic preservation. The Capitol Hill Historic District is significant as the oldest surviving residential district in Salt Lake City. Its streets and houses document approximately **175 years** of construction and neighborhood development.

The scale and irregularity of the streets and blocks are not typical of the rest of Salt Lake, rather they are a product of steep hillside which made the area unattractive for redevelopment and also helped ensure its survival. The district preserves a representative cross section of the City and State’s architectural and historical resources, ranging from high style mansions of Arsenal Hill (now the Kimball neighborhood) to the tightly packed workmen’s cottages on Reed Street.

Much of the historic character of the Marmalade and Kimball neighborhoods has been preserved. The Marmalade neighborhood is characterized by its steep narrow streets, irregular shaped lots, various setbacks and houses oriented to the site rather than the street. This unusual physical layout and the high concentration of historic homes makes the Marmalade area unique. One of the distinctive features of the Kimball neighborhood are the varied historic stone retaining walls, found mostly on the east side of the State Street corridor.

CITY CREEK CANYON HISTORIC DISTRICT

- National Historic District Listing: 1980
- Local Historic District Designation: 2015

The City Creek Canyon Historic District is made up of park areas with a small residential section at its southern end. The parks and the homes document an important era of city growth and

civic improvement. City Creek Canyon is significant as Salt Lake City’s first park to take advantage of existing natural terrain. Defined by the edges of the shallow canyon that separates Capitol Hill from the Avenues, the park embodies early efforts by city improvement groups—part of a broader national movement led by organizations like the American Civic Association, which promoted civic improvements and urban planning.

The district also includes Memory Grove, a significant commemorative space. Due to the canyon’s strong geographic boundaries, a small group of residences is closely associated with the area and included in the historic district. These homes, replacing earlier structures, were built in architectural styles typical of the **1880–1920** period.

NORTHWEST NATIONAL
HISTORIC DISTRICT

- National Historic District Listing: 2001

The Northwest National Historic District, covering **28-square-blocks**, is a primarily residential area that developed between the **1850s** and the **1950s**. Only the eastern portion of the district is within the Capitol Hill Plan area, and encompasses portions of the Guadalupe Neighborhood, where the oldest homes in the historic district are located.

Architecturally and historically significant, the district reflects a blend of its proximity to downtown Salt Lake City and separation created by the railroad lines near 500 West. This combination shaped both its development pattern and cultural diversity.

The social, economic, and cultural history of the district is tied to the railroad industry, which brought economic opportunity to the area. The development patterns illustrate a gradual shift from semi-agricultural blocks to residential courts and streetcar subdivisions.

HISTORIC RESOURCES

There are 35 individually listed historic structures (National, Local and some are on both register) located in the Capitol Hill community.



The following is a list of the individually listed sites in the Capitol Hill Plan Area:

Property Name	Address	Designation
State Capitol Building	450 North State Street	National
Morris House (Richard Vaughn)	314 North Quince Street	National
Morrison-Merrill Lumber Co. Office and Warehouse	205 North 400 West	National
Salt Lake Hardware Co. Warehouse	155 North 400 West	National
19th Ward Meeting House and Relief Society Hall	168 West 500 North	National & Local
Beesley, Ebenezer, House	80 West 300 North	National & Local
Council Hall	120 East 300 North	National & Local
Gibbs-Thomas House	137 North West Temple	National & Local
Hawk Cabin (William)	458 North 300 West	National & Local
McCune, Alfred W., Mansion	200 North Main Street	National & Local
Ottinger Hall (located in City Creek)	233 North Canyon Road	National & Local
Platts, John, House	364 North Quince Street	National & Local
Wasatch Springs Plunge	840 North 300 West	National & Local
Whipple House (Nelson Wheeler)	564 West 400 North	National & Local
Woodruff-Riter-Stewart House	225 North State Street	National & Local

Property Name	Address	Designation
24th Ward Meeting House	700 North 200 West	Local
Bowman House (Robert)	434 North Quince Street	Local
Brooks-Geoghan House	105 North East Capitol Street (204 N. State Street)	Local
Browning-Aures House	328 North Center Street	Local
Carlson House (August W.)	378 North Quince Street	Local
Christenson House (Neils C.)	375 North Quince Street	Local
Dickson-Gardner-Wolf House	273 North East Capitol Street	Local
Ensign Peak	1300 North 100 East	Local
Groesbeck House (Nicholas)	222 North West Temple	Local
Jenkinson House (Charles H.)	31 East Gray Avenue	Local
Jonasson House (Swen J.)	390 North Center Street	Local
Kimball Grave Site (Heber C.)	45 East Gordon Place (155 N State Street)	Local
Kimball House (J. Golden)	36 East 200 North	Local
Morrow-Taylor House	390 North Quince Street	Local
Mullett House (Charles James)	680 North Wall Street	Local
Nutting House (Rev. John)	160 West 400 North	Local
Quayle House (Thomas)	355 North Quince Street	Local
Rawlings House (Edwin)	318 North Almond Street	Local
Snow-Lieff-Stieffel House	217 North Canyon Road	Local
Widdison House (Robert R.)	464 North Pugsley Street	Local

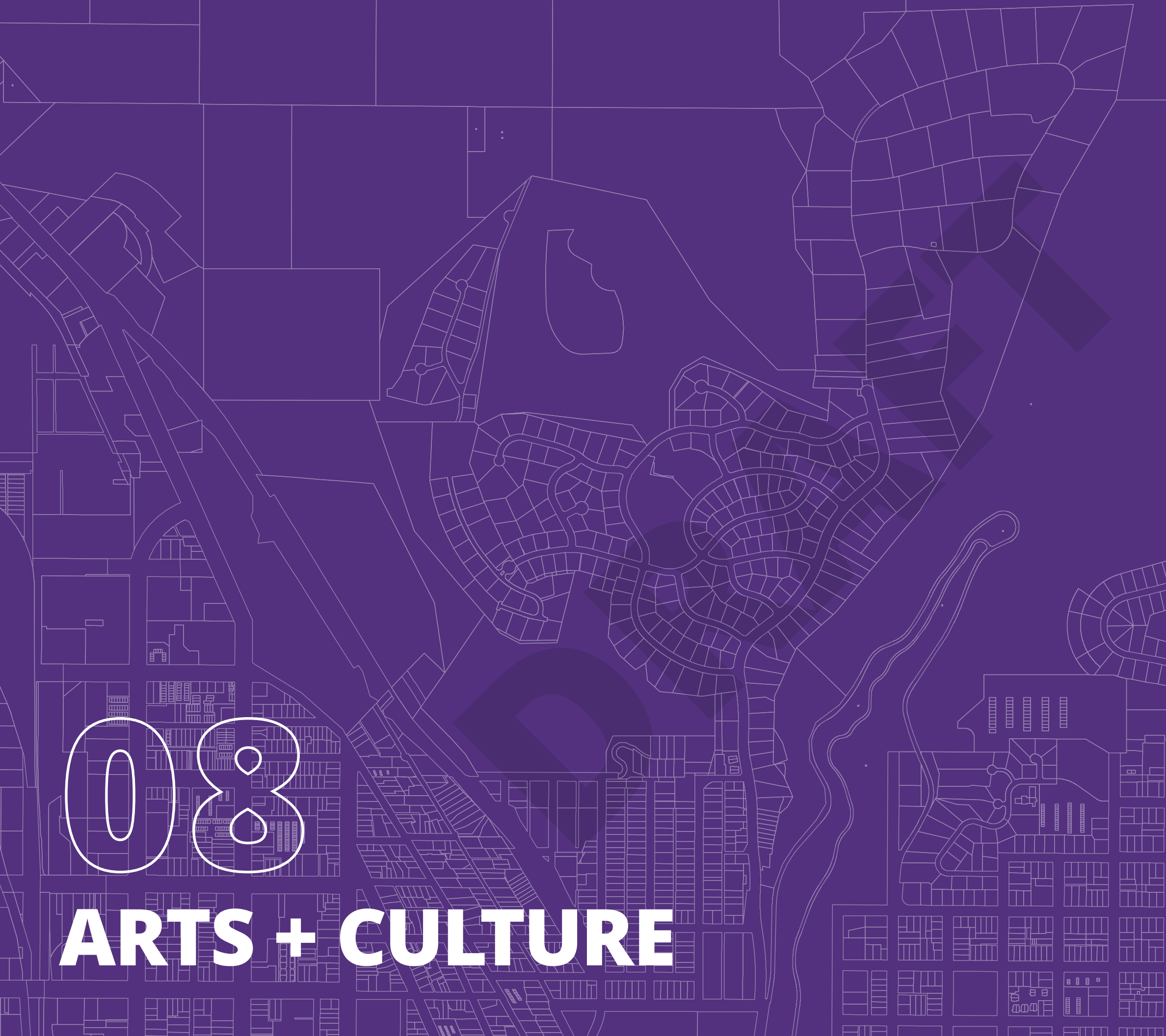
HISTORIC TAX CREDITS

Historic Tax Credits are available to owners who rehabilitate eligible buildings listed on the National Register of Historic Places. More information about historic tax credits can be found on the Utah State Historic Preservation Office website.

The Utah State Historic Preservation Tax Credit Program provides a **20% state income tax credit** for the rehabilitation of historic buildings used as owner-occupied residences or residential rentals.

The Federal Investment Tax Credit Program offers a **20% non-refundable federal income tax credit** for the rehabilitation of income-producing historic buildings, including those used for commercial or residential rental purposes.

From **1982 to 2024**, the Capitol Hill Community has seen **129 historic tax credit projects**, resulting in a combined total of **\$2,570,678 million in tax credits**.



08

ARTS + CULTURE

Anchored by the Utah State Capitol, the Capitol Hill Community features a museum, theater, public art, and community events that celebrate history, the arts, and civic life.

ART



Apricot (Marmalade Plaza)

SALT LAKE CITY ARTS COUNCIL + PUBLIC ART PROGRAM

Salt Lake City Arts Council, founded in the late 1970's, was created to ensure that the community established a local arts organization to provide public programming and support for the arts. The mission of the Arts Council is to promote, present, and support artists, arts organizations, and arts activities in order to further the development of the arts community and to benefit the public by expanding awareness, access, and participation.

The Arts Council manages the Salt Lake City Public Art Program. Recognizing the social and economic benefits realized through an aesthetic experience in public spaces, the public art program's purpose is to add high quality, site-specific artists' work to the natural and built environments.

Salt Lake City's growing public art collection includes **over 130 permanent artworks**, in various mediums, in parks and City buildings, skate parks, recreation centers, sidewalks, city streets and plazas in all seven of the City's Council Districts.

PUBLIC ART PROJECTS IN CAPITOL HILL

APRICOT

Marmalade Plaza – 500 N 300 W
Artist: Day Christensen

This project was made possible through the Salt Lake City Arts Council's Public Art Program, with support from the Redevelopment Agency of Salt Lake City and the Salt Lake Art Design Board.

"The steep streets of the Marmalade District were all originally named after fruit-bearing trees that were grown by the first residents of the neighborhood. The fruit of the trees was made into marmalade and sold at the bottom of the hill."
- Day Christensen



Bridges Over Barriers



Dream Dog (Warm Springs Park)

BRIDGES OVER BARRIERS

I-15 Underpass - 300 N between 600 & 700 W
Artist: Led by, Lily Yeh Christensen

This long-term public art project was launched in 2005 by NeighborWorks Salt Lake as part of a neighborhood-building initiative for Salt Lake City's West Side. Led by Lily Yeh of Barefoot Artists, this project brought together countless local artists and neighborhood residents to create one of Utah's largest public art projects.

Through mosaic and stain concrete murals, the artwork reflects the spirit of the community, inspired by the lives and stories of those who call this neighborhood home. Many residents participated in its creation through workshops held in local churches, schools, community centers, and other spaces.

On the north side, Mother Earth symbolizes the nurturing spirit of Salt Lake City's natural landscape and resilient communities, representing life and growth. Father Time, on the south side, honors the past while guiding the community forward. Together, they invite reflection on the cycles of life, the passage of time, and our shared role in building a connected and inclusive community.

The images in each of the sixteen mosaic-covered columns were determined by the various communities of this area and brought to life by participating artists. The mosaic images depict the diversity, livelihoods, professions, and traditions of the residents of the neighborhood.

DREAM DOG

Warm Springs Park – 840 N 500 W
Artist: Silvia Davis



Lupita , The Woman (Guadalupe Park)



Dancing Clowns (250 W North Temple)

LUPITA, THE WOMAN

Guadalupe Park – 619 W 500 N

Artist: William Littig

Littig's interpretation of the Virgin of Guadalupe stands in the middle of a Guadalupe neighborhood pocket park watching over all that visit the park. Guadalupe Park was dedicated by the city officials and residents in **December 1987** in conjunction with the Feast Day of Our Lady of Guadalupe.

The park serves as a symbol of community pride and fulfilled a **15-year** dream of organizing the neighborhood and this corner park. At the dedication one city official told the gathering, "it (Lupita, the Woman) represents the same compassion Our Lady of Guadalupe has expressed to us."

DANCING CLOWNS

250 W North Temple – in street median

Artist: Kazuo Matsubayashi

This project was created as part of a downtown improvement program. It was installed at this location in the center median to mark the west end of downtown and welcome motorists who are entering downtown from the North Temple overpass.

COMMUNITY EVENTS



The Marmalade Jam Fest is an annual event held in the Marmalade area of Capitol Hill hosted by the Capitol Hill Neighborhood Council featuring arts, crafts and music.



Image courtesy of The Marmalade Jam Fest via Facebook, August 2024
<https://www.facebook.com/TheMarmaladeJamFest/>



CULTURAL ATTRACTIONS



Capitol Hill is home to a diverse array of cultural spaces that reflect the history and heritage of Salt Lake City.

The following are a few of the cultural attractions in the community:

UTAH STATE CAPITOL

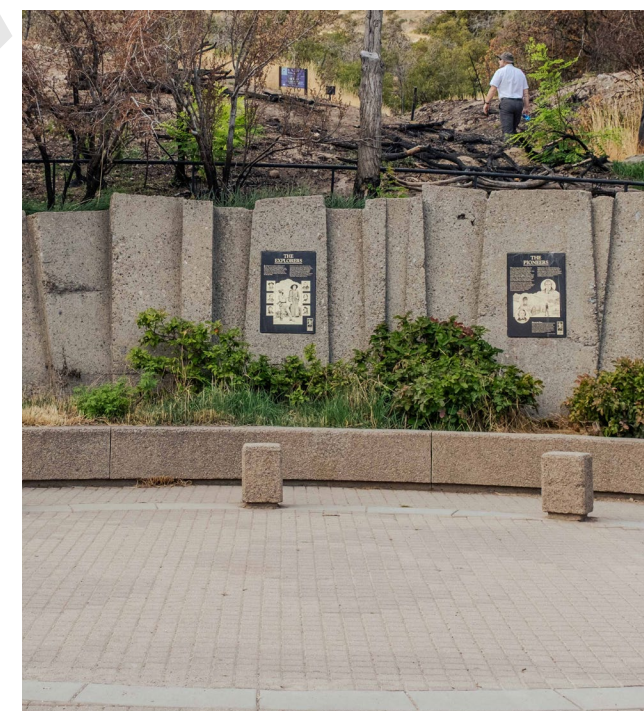
The Utah State Capitol is a cornerstone of the Capitol Hill neighborhood and a defining feature of Salt Lake City's skyline. Completed in **1916**, the neoclassical building stands as a symbol of Utah's statehood and cultural heritage. In addition to housing the state's legislative chambers and executive offices, the Capitol serves as a public gathering place for civic events, cultural celebrations, and educational tours. The building itself is a historic landmark, and the surrounding grounds feature numerous memorials, monuments, and plaques that highlight significant people and events in Utah's history. Inside, the Capitol displays hundreds of works of art that depict key moments and figures in the state's cultural and political story.

PIONEER MEMORIAL MUSEUM

Operated by the Daughters of Utah Pioneers, this museum holds the world's largest collections of nineteenth-century pioneer artifacts. The museum offers an in-depth look at pioneer life with displays and collections of memorabilia from the time the earliest settlers entered the Valley of the Great Salt Lake until the joining of the railroads at a location known as Promontory Point, Utah, on **May 10, 1869**. The museum plays a vital role in preserving and sharing the stories of Utah's early settlers.



Utah State Capitol



Ensign Peak

ENSIGN PEAK

Ensign Peak is famously known as the spot where early settlers surveyed the Salt Lake Valley in **1847**, envisioning the future city. A short but steep hike leads to the summit, where a monument marks the site and interpretive signage explains its significance. Today, Ensign Peak is a popular recreation spot, offering panoramic views of the valley.

SALT LAKE ACTING COMPANY (168 W 500 N)

For over **50 years**, Salt Lake Acting Company (SLAC) has been a celebrated cultural institution known for commissioning, developing, and producing bold, contemporary plays. As a core member of the National New Play Network, SLAC presents a year-round season of Regional and World Premieres and supports **over 150 professional theatre artists** annually.

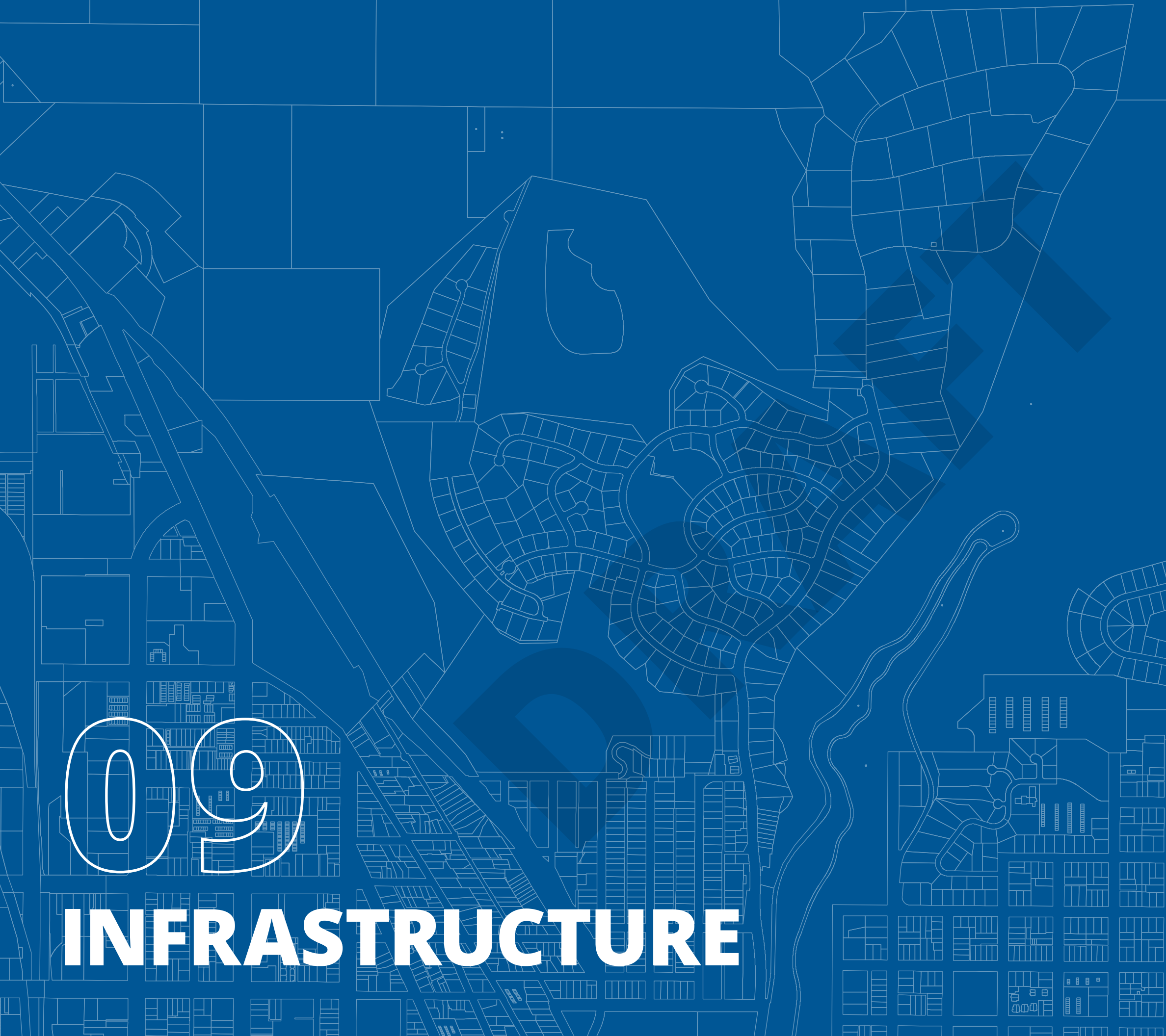
Housed in the historic 19th Ward House in the Marmalade neighborhood, SLAC also plays a vital role in arts education, serving students from kindergarten through university. Its unique programming and commitment to emerging voices have made it one of Utah's leading performing arts institutions.

UTAH OPERA PRODUCTION STUDIOS

This space hosts events for the Utah Symphony and Opera throughout the year.

UTAH FILM CENTER (375 W 400 N)

Utah Film Center's mission is to connect people, stories, and ideas through film exhibition, artist support, and media arts education. It makes high-quality cinema accessible to diverse audiences by offering free or low-cost access to independent, international, and socially relevant films year-round and for all ages. The Center provides media arts education to K-12 students and educators and supports filmmakers through resources like fiscal sponsorship. The Center's programs are designed to raise critical awareness, build empathy, and nurture artistic expression, all while establishing a local, thriving Utah-based filmmaking ecosystem.



09

INFRASTRUCTURE

Public utilities provide essential basic services that support daily life. Water, sewer, and stormwater systems ensure City residents have access to clean drinking water and a safe and healthy environment.

These systems are critical for public health, economic development, and overall quality of life. Without efficient and accessible public utilities, Salt Lake City would struggle to meet the needs of its rapidly growing population.

INFRASTRUCTURE



Infrastructure can have a variety of impacts on existing and future development because new development relies on connectivity to existing systems.

Growth may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure.

Property owners and developers are required to upgrade the off-site public utilities to ensure sufficient capacity for the new development, and developers must consider the financial impact resulting from required off-site utility improvements, which have the potential to increase overall construction costs. Identifying any gaps or barriers can assist with the development of long-term project planning, budget decisions, and large policy decisions of the city.

WATER



The Salt Lake City Department of Public Utilities owns and operates 3 surface water treatments plants - one of which is located in City Creek Canyon near Capitol Hill.

The Capitol Hill neighborhood has adequate infrastructure to serve its current water needs, however, upgrades to existing systems may be needed to accommodate new growth and additional density.

The public water system is continuously analyzed to ensure it can meet the specific demand needs (culinary water demand, fire sprinkler demand, and required fire hydrant demand) of any development in the study area. Additionally, each new development that is proposed must be analyzed on a case-by-case basis to ensure it can meet the specific demand needs for its water systems. This analysis determines if the current system capacity is adequate or if the developer will need to install upgrades to the existing system. The standard water main size is **12" in commercial areas.**

Any water mains smaller than **12" in the study area** may be subject to up-size requirements. Per State Law, all fire hydrants must be served by public water mains **8" in size or greater.**

This sizing requirement should be considered for any areas that require new or relocated fire hydrants, in addition to the base analysis of the system's capabilities noted above. Any new development that requires new or relocated fire hydrants must comply with this requirement and update the existing water main if needed.

MAJOR PROJECTS

CITY CREEK WATER TREATMENT PLANT

The City Creek Water Treatment Plant, located in City Creek Canyon to the northeast of Capitol Hill, was the first municipal water treatment plant built in the State of Utah.

The plant has been an integral component of Salt Lake City drinking water supply since **1955**. Due to aging infrastructure and mechanical inefficiencies, The City Creek Water Treatment Plant requires facility, and process upgrades to increase the efficiency, resiliency, and reliability of this water treatment plant. FEMA has awarded Salt Lake City with a **\$36.7 million grant** to help construct upgrades to this facility, which are currently underway and planned to be finished by **2027**.

SEWER



The Public Utilities Department analyses the proposed sewer flow for all new development proposals and determines whether the existing sewer system requires upsizing.

Sewer mains are required to be upgraded when they reach **75% capacity**. All new development or land use intensification impacts the existing capacity of the sewer system. This applies to all work within the entire sewer shed that contributes to each sewer line, not just development along the immediate vicinity of each sewer main.

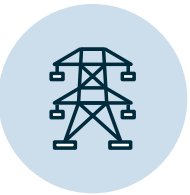
STORM DRAIN



Where public storm drain is available, the existing system is sized to support a discharge of .2 cfs/acre.

New development in areas where there isn't access to a public storm drain will be required to extend the existing system to provide service. The Public Utilities Department analyzes each new development proposal to verify the nearby utility systems are sufficient or if upgrades are needed.

POWER GRID

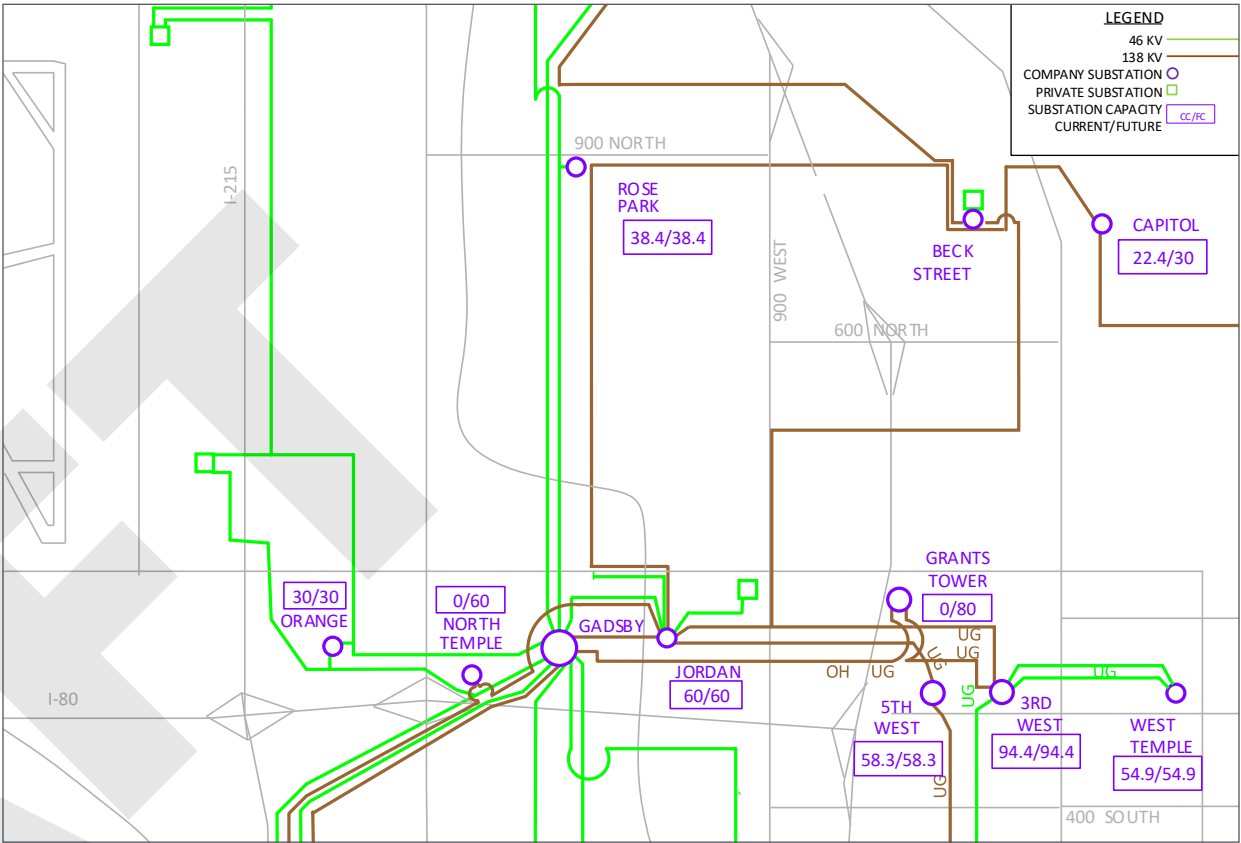


Rocky Mountain Power (RMP) has indicated that current and future planned capacity increases will be sufficient to serve the Capitol Hill community.

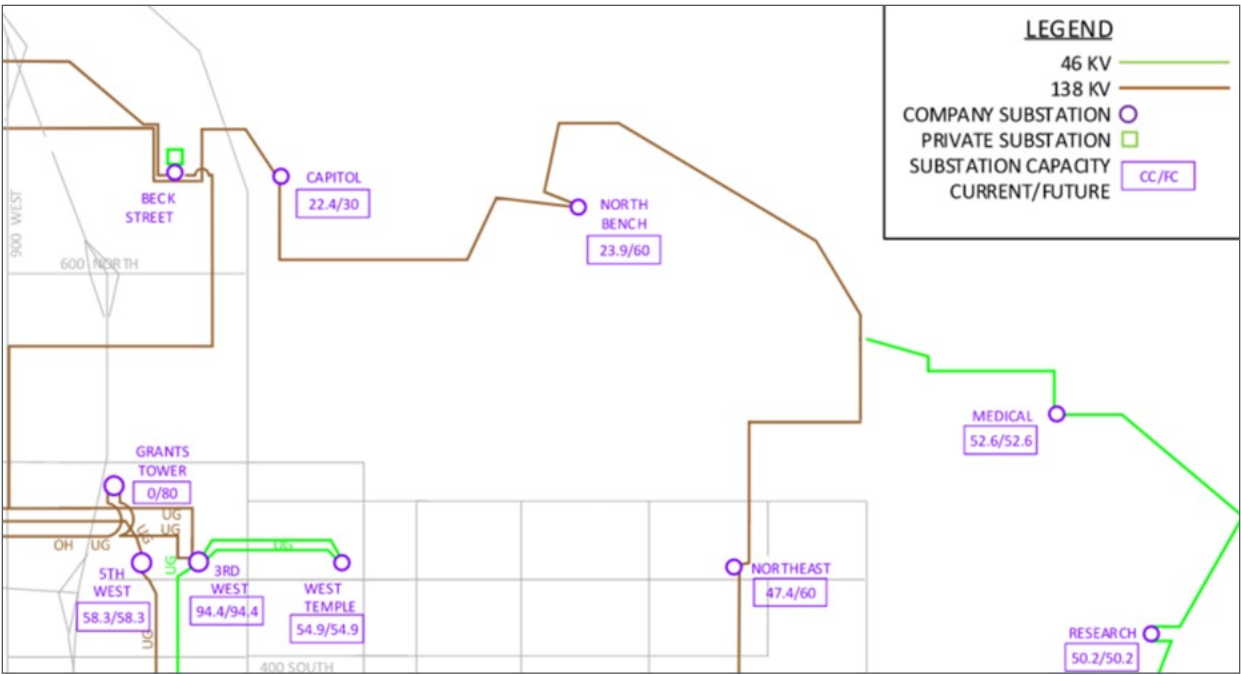
There is one existing substation in this neighborhood at approximately 900 North near Beck Street, and several more in the surrounding area. The maps below depict the high voltage power lines network throughout the Capitol Hill neighborhood, including to and from the existing substation.

RMP doesn't typically master plan its distribution network (lower voltage systems that are fed by higher voltage systems), because it's highly dependent on individual requests for new service.

Any economic development request or new customer request triggers a study for capacity and the required improvements that will be needed to serve the specific request. However, as stated above, RMP has the ability to serve this community based on normal, historic growth patterns.



Northwest Salt Lake Area Transmission & Substation Plan



Northeast Salt Lake Area Transmission & Substation Plan

STREETLIGHTS



Street and pedestrian lighting plays a key role in how people experience the city in which they live, work, and play. Lighting helps drivers and pedestrians understand the streetscape through visual cues and heightened awareness of their environment.

Providing good visibility with lighting increases comfort levels and encourages use of public streets and spaces. The [Salt Lake City Street Lighting Master Plan](#) identifies the citywide design and implementation strategies for public street lighting.

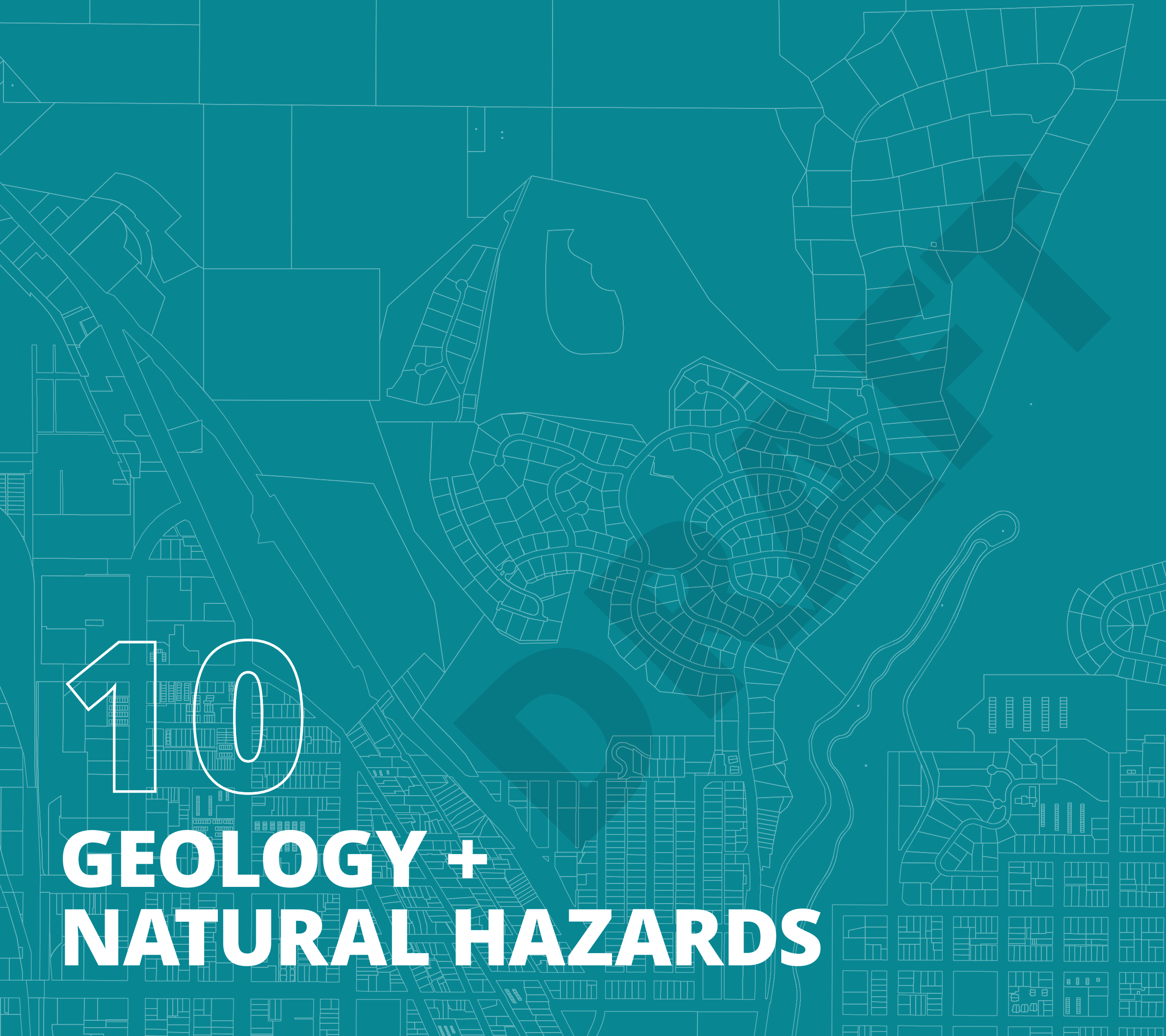
The residential areas in Capitol Hill have a robust street light system, with lights that are both publicly and privately owned. Salt Lake City has a Private Lighting program which allows city residents to purchase, install, and maintain streetlights on their blocks, to supplement the existing lighting system.

The program is designed to allow city residents to choose the poles and luminaries that are installed, while still ensuring sufficient lighting is provided. Each city block is required to have at least **6 lights**, including at least one at each intersection. The majority of blocks within Capitol Hill have at least one light per intersection, with additional privately owned lights scattered throughout the neighborhood.



Street Light





10 GEOLOGY + NATURAL HAZARDS

Capitol Hill sits in Salt Lake City's northernmost foothills. At the southern edge of the plan area begins at the edge of Downtown then continuously slopes north towards Ensign Peak with an elevation of 5,417 feet. Capitol Hill is shaped by the increasing slopes of the foothills to the north and City Creek Canyon to the east.

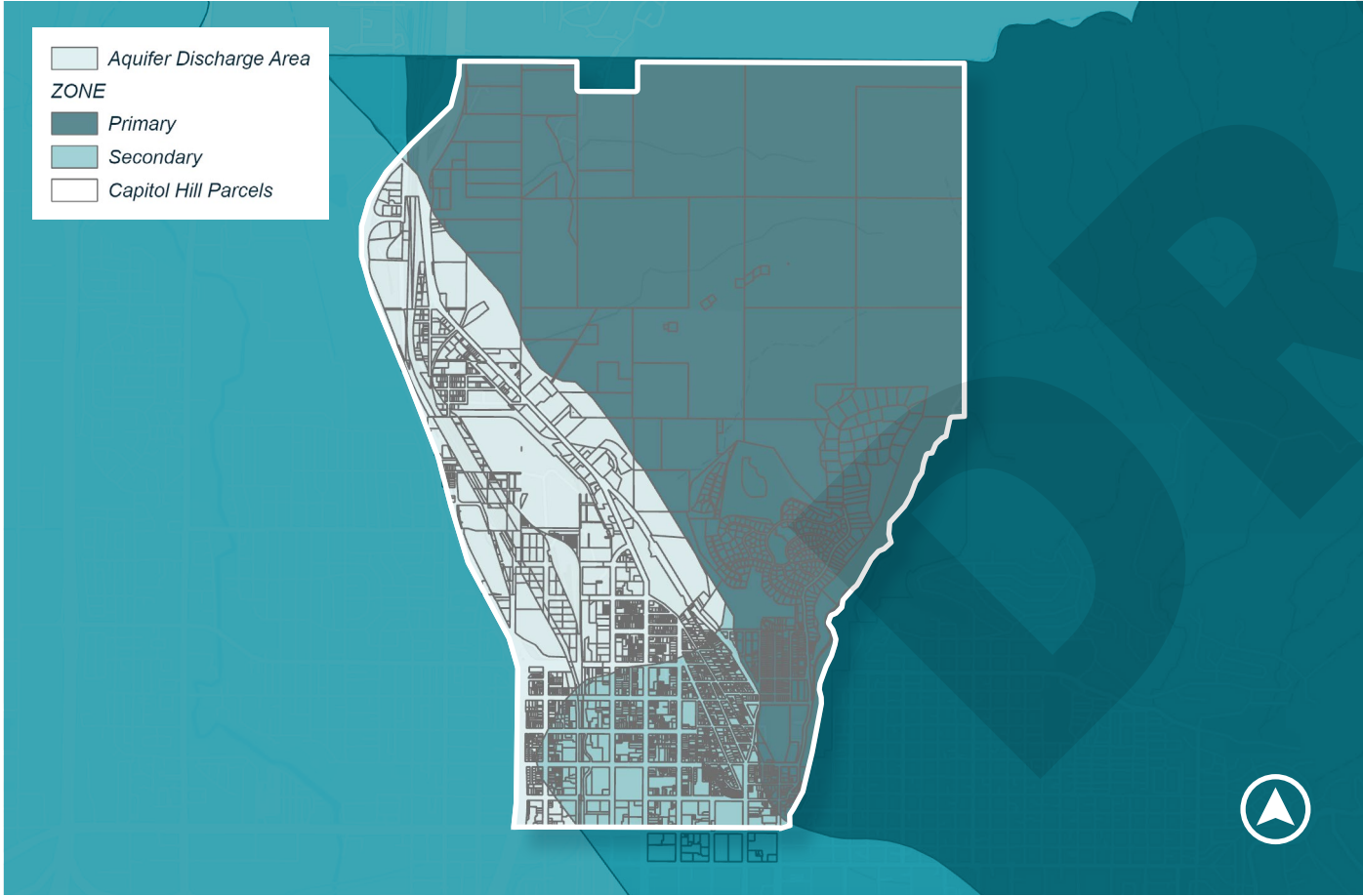
AQUIFER RECHARGE



Most of the Capitol Hill neighborhood is in what is called an ‘Aquifer Recharge’ areas. A recharge area is where the surface water is expected to flow through the soil and into underground aquifers.

Recharge is essential for maintaining groundwater levels and ensuring a reliable water supply for both urban and agricultural uses. Recharge areas

are further divided into ‘Primary’ and ‘Secondary’ Recharge areas. Primary recharge areas are generally located along adjacent mountain fronts and extend into valleys at the mouths of major drainages, and secondary recharge areas are located on the benches and uplands of valleys. Understanding the location of aquifer recharge areas is important for determining if ground water protections are needed. The northeastern and eastern portions of Capitol Hill are located in the primary recharge area and only a small portion of the very southeastern area of Capitol Hill is in the secondary recharge zone. In Salt Lake City, there are Groundwater Source Protection regulations for both primary and secondary discharge areas. These regulations establish criteria for the storage, handling, and use of potential groundwater contaminants. For example, septic tanks are prohibited within primary recharge areas. The western portion of Capitol Hill is located in the aquifer discharge area.



Aquifer Recharge Areas

FLOOD MAPS

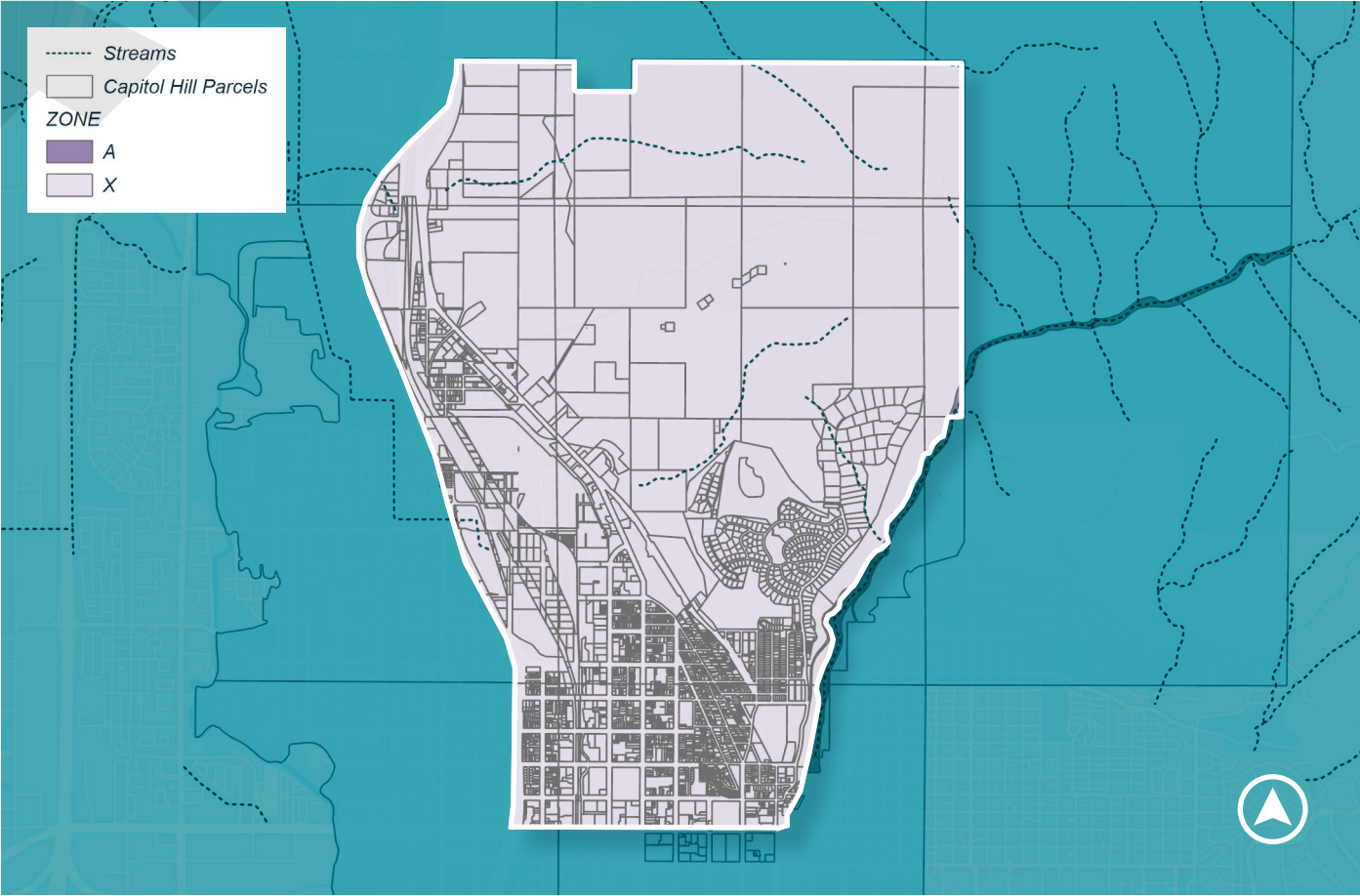


Most of Capitol Hill is within the flood plain X zone, except for areas along City Creek which are within a flood plain A zone.

The flood plain X zone is described as having moderate flood hazards, with 0.2% annual chance of flood – or within the 500-year flood zone.

The flood plain A zone has a 1% annual chance of flood and is considered to be in the 100-year flood zone. Four of the seven streams in the Capitol Hill are considered ephemeral streams, meaning they are active immediately after a rain or snow event.

Towards the western boundary of Capitol Hill are two portions of streams. The northern most stream is a canal and the one south of that is an underground aqueduct. City Creek is the only perennial creek (flows year-round) in the Capitol Hill plan area boundary.



Streams + Floodplain

FAULT LINES + LIQUEFACTION



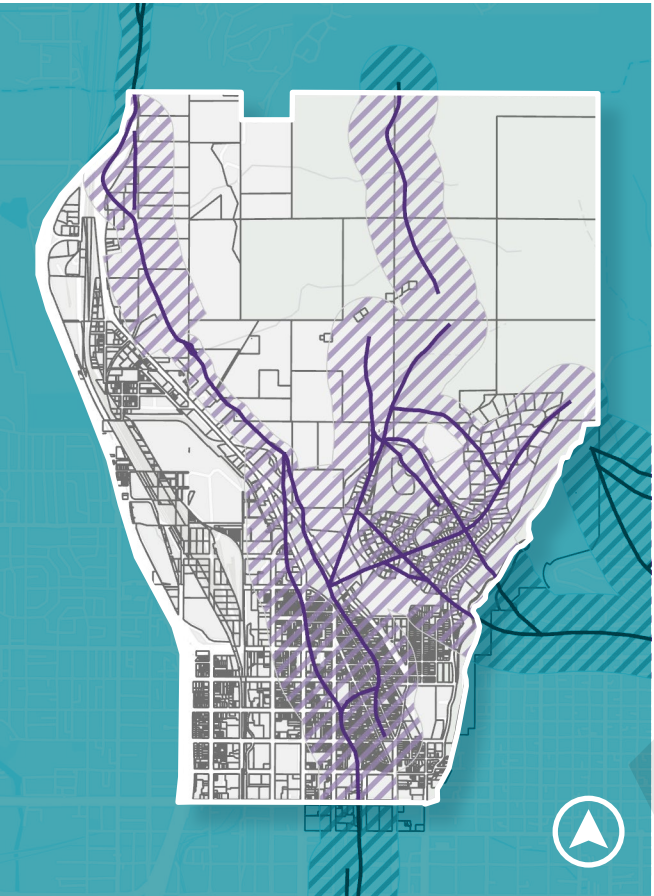
There are several fault lines within Capitol Hill. The faults are concentrated to the central and eastern portions of the plan area as well as a large line running the entirety of the plan area starting from the northwestern corner running southeast to the plan boundary.

Additionally, all of Capitol Hill is located in a liquefaction zone with varying levels of potential. Liquefaction is the phenomenon where saturated or water-logged soil behaves like a liquid due to earthquake shaking. This may cause buildings to sink and crumble, slope failures, and ground to shift resulting in surface cracking and subsidence.

The liquefaction potential categories depend on the probability of having an earthquake within a **100-year** period that will be strong enough to cause liquefaction in those zones.

- **High** liquefaction potential (there is a **50% probability** of having an earthquake within a **100-year period** that will be strong enough to cause liquefaction).
- **Moderate** (probability is between **10% and 50%**).
- **Low** means (probability is between **5 and 10%**).
- **Very low** (probability is less than **5%**).

The majority of Capitol Hill plan area east of 300 West has very low liquefaction potential. West of 300 West, the liquefaction potential is high, which means there is a **50% chance** of having an earthquake within a **100-year period** that will be strong enough to cause liquefaction.



Fault lines + Liquefaction

Liquefaction Potential

- High
- Moderate
- Very Low
- Fault Lines
- Surface Fault Rupture Zone

WILDFIRE URBAN INTERFACE

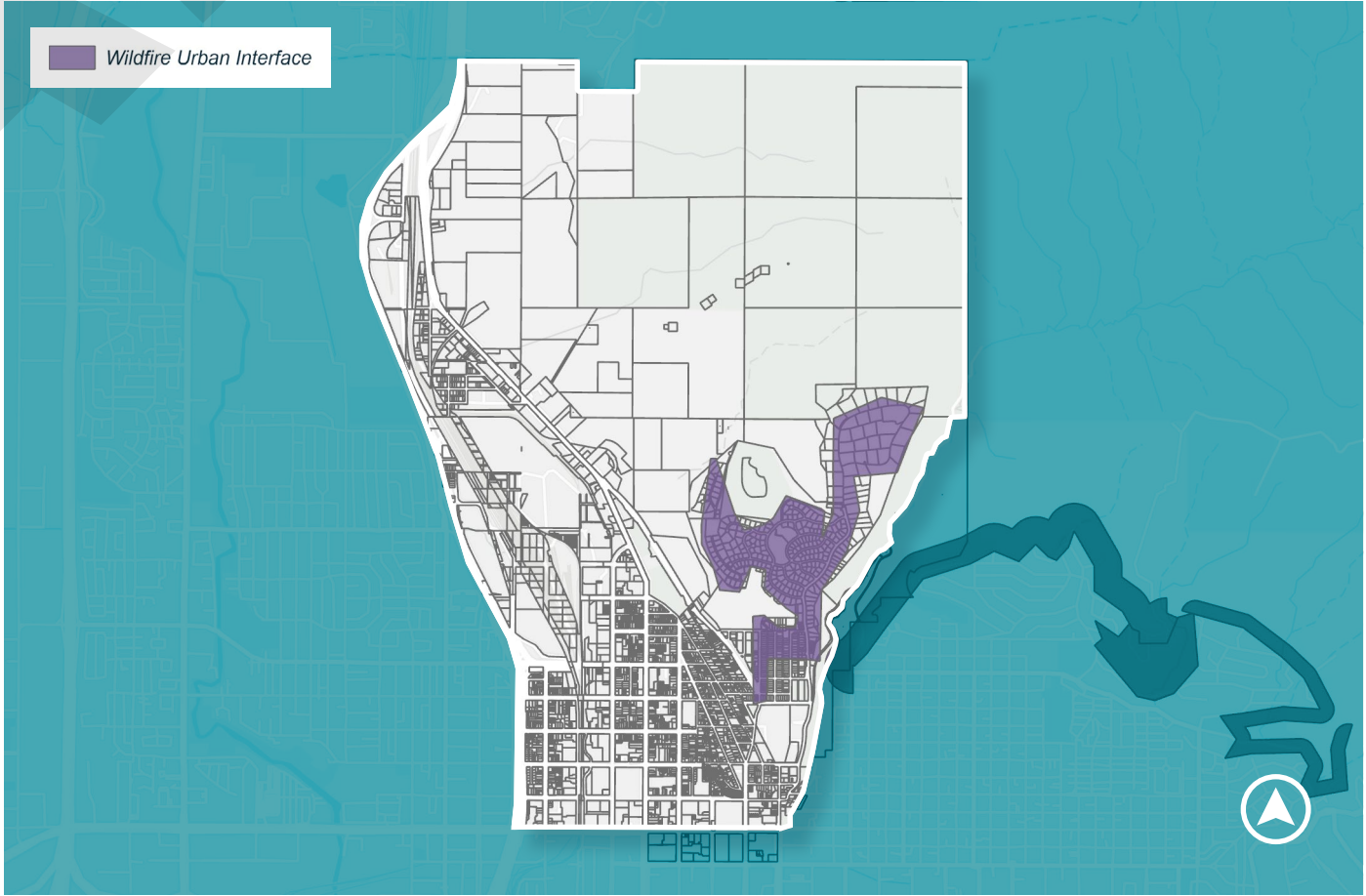


The wildfire urban interface highlights the area focal area where human-environmental conflicts may occur.

These areas show where houses meet or intermingle with undeveloped wildland vegetation creating conflicts between urban areas and wildfires.

Along and near the foothills of Capitol Hill lies the focal area of the impacts of wildfire on urban environments. It is recommended that development is limited in these areas and that certain building materials are used, additional fire accesses required, and site features enforced.

The city is currently in the process of mapping the wildfire urban interface where the appropriate development regulations would be applied.



Source: Salt Lake City Zoning Map, 2025.

Natural Unimproved Land



PLAN AUDITS

This section compares the existing Capitol Hill Community Plan with adopted citywide plans to identify areas for alignment and improvement to better support Salt Lake City's vision.

The Capitol Hill Community Plan, now **over 25 years old**, reflects the community's vision and priorities at the time of its adoption. However, since then, Salt Lake City's goals, policies, and priorities have evolved to address new challenges and opportunities.

This section evaluates how the **2001 Capitol Hill Community Plan** aligns with recently adopted citywide plans, highlighting areas of consistency as well as potential gaps. This analysis will help determine what updates may be needed to the Capitol Hill Community Plan to support broader goals for Salt Lake City's future.

The following sections evaluate the Capitol Hill Community Plan and related plans—including the City Creek Plan, Beck Street Reclamation Framework, and Foothill Area Plan—in the context of key citywide initiatives such as Plan Salt Lake, Housing SLC, Thriving in Place, and Growing Water Smart.

PLAN SALT LAKE

ADOPTED IN 2015



Plan Salt Lake, adopted in 2015, sets a citywide vision for Salt Lake City through 2040. It considers where the city is currently, where it aims to go, and establishes a framework for decision-making to achieve these goals.

At the heart of the Vision is enhancing the quality of life for both current and future generations. Built on existing policies and extensive public input, the Plan is structured around thirteen Guiding Principles—each with specific Initiatives, targets, and metrics for measuring success over time.

Plan Salt Lake serves as the foundation for ensuring that future neighborhood, community, and element plans align with and contribute to the collective city vision.

Plan Salt Lake Guiding Principles	Plan Salt Lake 2040 Targets	Capitol Hill Community Plan Comparison Summary
1/ Neighborhoods Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.	- Community Amenities (Parks, Natural Lands, Libraries, Schools, Recreations Centers) Located within ¼ Mile Walking Distance of Every Household - Safe Neighborhoods – Reduction in Crime	This plan identifies lack of neighborhood services as a major concern and includes policies for maintaining these uses and encouraging new neighborhood serving commercial uses in specific areas, like 300 West. Additionally, the plan encourages a neighborhood shopping node at 300 West and between 500-600 North that is compatible with surrounding residential development. The plan talks about improving access and safety to recreation opportunities for pedestrians and cyclists. Action items include providing lower scale street lighting whose primary purpose is pedestrian safety. If a viaduct remains, solutions should be developed to eliminate undesirable activities under the viaduct.

Plan Salt Lake Guiding Principles	Plan Salt Lake 2040 Targets	Capitol Hill Community Plan Comparison Summary
2/ Growth Growing responsibly while providing people with choices about where they live, how they live, and how they get around.	Increase Salt Lake City's Share of the population along the Wasatch Front	The Capitol Hill Plan aligns with the Growth guiding principle by identifying opportunities for compatible infill development on underutilized lots within existing neighborhoods. Medium and higher density residential uses are encouraged along the 400 W and North Temple corridors. This plan also contains goals for responsible growth that include preventing new development in hillside areas and other designated open spaces, like City Creek Canyon. Additionally, the plan contains policies limiting expansion of institutional uses, like West High School and LDS Church Campus, into residential neighborhoods, however, some action items associated with these policies are not enforceable.
3/ Housing Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.	- Increase diversity of housing types - Decrease % of income spent on housing for cost-burdened households	The Capitol Hill plan supports increased diversity of housing types and mixed-use development primarily along North Temple Boulevard and west of 300 W. The plan includes policies to allow moderate increases in multi-family uses in appropriate locations and within the mixed-use areas and encourages new medium/high density housing opportunities in certain appropriate locations. There are recommendations and strategies to increase compatible housing options in established neighborhoods, like Guadalupe. However, in the marmalade neighborhood, the plan recommends providing incentives to convert nonconforming dwellings back to single family or duplex, which would result in a loss of units. Additionally, the plan lacks a comprehensive approach to address affordability for all income levels.

Plan Salt Lake Guiding Principles	Plan Salt Lake 2040 Targets	Capitol Hill Community Plan Comparison Summary
4/ Transportation & Mobility A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.	- Public transit within 1/4 mile of all homes - Reduce single occupancy auto trips - Decrease pedestrian, bike and auto accidents	The Capitol Hill Plan align with the Transportation Guiding Principle by supporting transportation alternatives and reducing vehicle emissions by encouraging mass transit options, such as light rail and bus systems, flexible work schedules, and telecommuting. The plan also includes policies to improve transportation circulation and infrastructure with an emphasis on safety for pedestrians and cyclists from vehicular traffic. It calls for exploring possibilities of an urban trail system that uses existing alleys to enhance pedestrian networks.
5/ Air Quality Air that is healthy and clean.	- Reduce Emissions - Reduce city wide consumption of energy (reduce carbon footprint 50% below the 2005 level by 2040)	The Capitol Hill Plan advocates for reducing vehicle emissions by encouraging alternate transportation modes, like mass transit, and telecommuting. In response to the impacts from industrial, heavy manufacturing, and extractive uses in the community, the plan recommends prohibiting any new industry that would be a 'Major Source' of air pollution by UDAQ (Utah Division of Air Quality) standards. In addition, the plan promotes maintaining existing parks, preserving natural areas - like the foothill trail system, and expanding the urban forest by adding street trees and increasing landscaping requirements for private properties. These efforts align with Plan Salt Lake's goal of ensuring our air is healthy and clean.

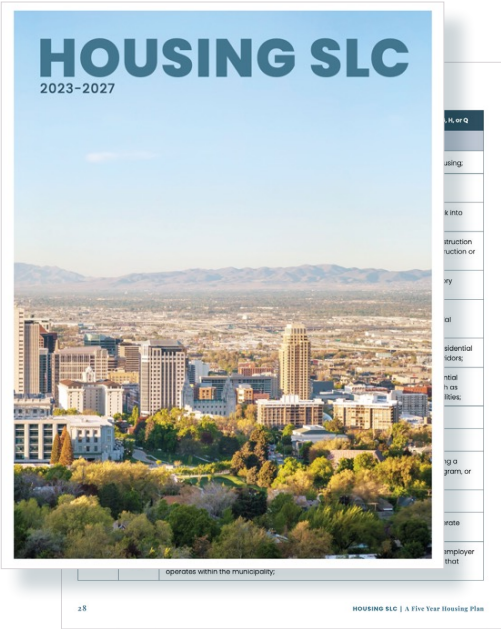
Plan Salt Lake Guiding Principles	Plan Salt Lake 2040 Targets	Capitol Hill Community Plan Comparison Summary
6/ Natural Environment Minimize our impact on the natural environment.	- Expand natural lands and watershed protection acreage - Reduce water consumption - Increase recycling and reduce waste	The Capitol Hill Plan aligns with Plan Salt Lake's Natural Environment goals by providing recommendations to preserve foothill areas, wetlands, and conserve water. The plan recommends limiting development in the foothills and addresses preserving vegetation and revegetation to prevent soil erosion and dust problems. Policy statements prohibit development of new extractive industries and oppose expansion of existing operations in foothills areas. The plan recommends ensuring the protection and enhancement of designated wetlands, contains policies to protect watersheds, support wildlife habitat, and promote the use of drought tolerant and indigenous plant species in landscaping.
7/ Parks & Recreation Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.	- Increase park space - Parks or open space within walking distance of every household - Increase miles of trails	The Capitol Hill plan supports efforts to maintain and encourage parks and recreation areas in various forms and locations to enhance the community. It calls for exploring opportunities to develop an additional neighborhood park, expand existing parks, maintain mini parks, and address park improvements. Policies support adequate public access to existing parks and trails, as well as linking existing trails. The plan includes action items to locate a community recreation center within the community.
8/ Beautiful City A beautiful city that is people focused.	- Pedestrian oriented design standards incorporated into all zoning districts that allow residential uses - Active and vibrant parks and plazas	The Capitol Hill Plan aligns with this Plan Salt Lake guiding principle by supporting pedestrian oriented design features in higher density and mixed-use areas. Specifically, this plan calls for increasing pedestrian oriented lighting, adding street trees, and burying utility lines to improve pedestrian-oriented spaces. The plan also emphasizes the importance of view corridors and identifies specific community landmarks worthy of view corridor protection.

Plan Salt Lake Guiding Principles	Plan Salt Lake 2040 Targets	Capitol Hill Community Plan Comparison Summary
9/ Preservation Maintaining places that provide a foundation for the City to affirm our past.	◦ Increase the number of protected structures and sites	The Capitol Hill Plan encourages historic preservation efforts for the purpose of enhancing the visual and aesthetic qualities of the community. Action items include identifying new historic sites (other than buildings), conducting historic surveys, and encouraging historic designation of qualified areas and individual sites. Several publicly owned historic buildings are in the community and the plan stresses the importance of maintenance and appropriate use of these resources.
10/ Arts & Culture Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.	◦ Increase overall participation in arts and cultural activities ◦ Embedded art in all city infrastructure projects	The Capitol Hill Community Plan mentions art specifically in relation to recommended infrastructure improvements on 600 N and Center Street. In terms of culture, there is some overlap with the Historic Preservation Guiding Principle—the plan recommends plaques with information about the history and cultural significance of sites in the community.
11/ Equity Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.	◦ Decrease combined cost of housing and transportation ◦ Improve our opportunity index score in all areas of the City	While the Capital Hill plan includes goals aimed at improving access to some amenities and services, it does not address broader equity challenges, particularly in healthy food access and housing choices in terms of aging in place and affordability.

Plan Salt Lake Guiding Principles	Plan Salt Lake 2040 Targets	Capitol Hill Community Plan Comparison Summary
12/ Economy A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive.	◦ Increase household income ◦ Percentage of households within ½ mile of a neighborhood, community, or regional node.	The Capitol Hill Plan aligns with the Economy Guiding Principle, and includes statements acknowledging that the development of appropriate neighborhood-oriented retail services, which cater to both vehicular and non-vehicular patrons, will help improve the livability of the community. Plan policies support maintaining existing neighborhood commercial land uses and identify appropriate areas for new commercial land uses. Additionally, the Plan includes action item to create a new ordinance to encourage the reuse of small neighborhood commercial structures to provide needed services to the community and potentially help eliminate some vehicle trips.
13/ Government A local government that is collaborative, responsive, and transparent.	◦ Increase public participation	The Capitol Hill Plan supports community involvement in city programs and collaboration among community members, city and state officials, and other governments agencies such as UDAQ (Utah Department of Air Quality) and DWR (Utah Division of Wildlife Resources) for various purposes. The goals of governmental collaboration as detailed in this plan include reducing crime, facilitating environmental clean-up, examining the impact of activities at the Capitol on nearby residential areas, supporting and maintaining community amenities like parks, preserving deer habitat in the foothills, protecting water sources and promoting other water conservation efforts. These goals support an increase in public participation, which aligns with Plan Salt Lake's Government guiding principle.

HOUSING SLC

2023 - 2027



Housing SLC 2023-2027, is a plan to guide the City’s housing-related efforts over the next 5 years. Six key findings resulted from public engagement that will guide the City’s efforts over the course of this Plan.



KEY FINDINGS

1. Rental vacancy rates are low and home sale prices are unaffordable to most residents, putting strain on existing rental housing and causing rents to rise dramatically.
2. Despite a housing construction boom, housing prices suggest a shortage of housing supply overall, but especially housing that is deeply affordable (affordable to renters earning **30% of AMI or less**), with demand for housing outpacing supply.
3. Salt Lake City is majority renter, and half of all renters are cost burdened, spending more than **30% of their income on housing costs**. Residents are concerned about renter’s rights and resources.
4. According to a survey of city residents, affordable housing and behavioral health services are preferred over additional emergency shelters and homeless resource centers as solutions for homelessness.
5. There is a mismatch between the types of housing the market is producing and the needs of the community. Residents perceive that most new housing is “**luxury**” while many desire more affordability throughout the city. Additionally, residents want more “**missing middle**” housing and more family-sized housing.
6. Wages have not kept pace with cost of living, especially housing- related costs, and residents are feeling increased stress about everyday expenses.

To address these key findings, the City developed the following three goals and associated metrics to measure progress. These goals are supported by more than **40 action items** that will be implemented over the next five years.

GOAL 1

Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

METRICS

A. ENTITLE 10,000 NEW HOUSING UNITS THROUGHOUT THE CITY.

1. Minimum **2,000 units** deeply affordable (**30% AMI or below**)
2. Minimum **2,000 units** affordable (**31% - 80% AMI**)

CAPITOL HILL COMMUNITY SUMMARY

Salt Lake City has provided a **total of 691 government program-assisted housing units** in Capitol Hill.

- A household income of **40% AMI or less** is required for **295** of these units,
- A household income of **50% AMI or less** is required for **484 dwelling units**,
- And a household income of **80% AMI or less** is required for **688** of these dwelling units.

GOAL 2

Increase housing stability throughout the city.

METRICS

A. TRACK, ANALYZE, AND MONITOR FACTORS THAT IMPACT HOUSING STABILITY IN THE CITY.

B. ASSIST 10,000 LOW-INCOME INDIVIDUALS ANNUALLY THROUGH PROGRAMS FUNDED TO INCREASE HOUSING STABILITY BY THE CITY.

C. DEDICATE TARGETED FUNDING TO:

1. Mitigate displacement
2. Serve renter households
3. Serve family households
4. Increase geographic equity
5. Increase physical accessibility

CITY SUMMARY

- The Relocation Assistance Fund for Tenants was created in 2024 and **\$180,000** in funds was allocated.
- Tenant Resource Center was created in 2024, with **\$92,000** allocated to the center.
- **15** Salt Lake City households were helped with Utility Assistance Foreclosure Prevention and Homebuyer Assistance from 2023-2024.
- Salt Lake City provided **\$1.93 million** in funding for Utility Assistance, foreclosure Prevention, and Homebuyer Assistance from 2023-2024.

GOAL 3

Increase opportunities for homeownership and other wealth and equity building opportunities.

METRICS

A. PROVIDE AFFORDABLE HOMEOWNERSHIP AND WEALTH AND EQUITY BUILDING OPPORTUNITIES TO A MINIMUM OF 1,000 LOW-INCOME HOUSEHOLDS.

CAPITOL HILL COMMUNITY SUMMARY

Out of the total affordable units built in the Capitol Hill area, **11** of them are wealth-building (for sale) – **8** of those require a household income of **80% AMI or less** and **3** require a household income of **120% AMI or less**. The Housing Stability Dashboard shows that **22 individuals** were given home ownership assistance from the city, but this is not specific to Capitol Hill.

THRIVING IN PLACE



Through a community-driven engagement process, the City worked with its partners to develop an Anti-Displacement Strategy, which recommends policies, programs, and actions to counter displacement while strengthening long-term community stability and access to opportunity for all.

The strategy and its actions aim to balance growth and investment in new housing with the preservation of existing housing, tenant protections, and a focus on equitable development that benefits all residents, including those most at-risk of displacement.



LAND USE ACTION ITEMS RELATED TO HOUSING SLC + THRIVING IN PLACE

ADOPT + IMPLEMENT THE AFFORDABLE HOUSING INCENTIVES (AHI) ORDINANCE

The AHI was adopted in **2024**. The ordinance allows for increased development capacity in exchange for maintaining a percentage of the housing units as affordable for households earning **80% of the area median income (AMI)** or less.

The ordinance allows for different capacities based on the current zoning on the property. This is a tool to increase both the overall housing stock and the affordable housing stock in the city.

CONVERT EXISTING BUILDINGS TO HOUSING

An adaptive reuse incentives ordinance was adopted in **2024** to facilitate the conversion of historic buildings into housing.

ESTABLISH A COMMUNITY BENEFIT POLICY

In **2024**, Salt Lake City adopted a community benefit policy requiring developments preserve, replace, or otherwise mitigate the demolition of existing housing units in return for an increase in development capacity, with a focus on retaining or replacing affordable housing.

The Community Benefit Policy will guide developers, residents, staff and decision makers in the development agreement process, setting expectations for benefits to be provided in return for changes to zoning and general plans.

MAKE ADUS EASIER + LESS EXPENSIVE TO BUILD

Regulations for accessory dwelling units were amended in **2023**. These amendments streamline the approval process for the construction of an **ADU**.

CREATE MORE DIVERSE HOUSING CHOICES IN ALL AREAS

Salt Lake City is taking several steps to create more diverse housing options throughout the city.

The following are currently in process:

- Consolidation of all commercial, form-based, Transit Station Area, and mixed-use zoning districts to enable more housing and mixed-use construction.
- Combining the **RMF-35 (Moderate Density Multi-Family)** and the **RMF-45 (Moderate/High Density Multi-Family)** zoning districts to promote the development of more affordable and attainable housing while supporting residents in existing moderate-density neighborhoods.
- In **2025**, the Salt Lake City Council initiated a legislative intent to modify **single and two-family zoning districts (R-1, R-2, and SR)** to create more housing options in all neighborhoods in the city.

GROWING WATER SMART

In 2022, the Utah Legislature passed Senate Bill (S.B.) 110, requiring municipalities and counties to include a water use and preservation element in their general plans by the end of 2025.

This means, plans must account for how land use affects water demand and how to use water more efficiently.

Utah Growing Water Smart is an initiative designed to help communities integrate water and land use planning to ensure long-term water sustainability. It provides training, technical assistance, and resources to local governments, planners, and decision-makers to support water-conscious growth strategies.

The initiative emphasizes collaboration among municipalities, water providers, and stakeholders to align policies, zoning regulations, and conservation efforts with Utah’s water availability and future development needs. It is part of a broader effort to address water challenges in the face of population growth and climate change.

At the local level, planning and regulatory tools provide an opportunity to consider how to better integrate water and land use in order to reduce future risks and strengthen resiliency through water-smart development strategies such as:

PLANNING + GOAL SETTING

Set the foundation for integrated land-water planning with general plans as well as specific plans and goals for water conservation, stormwater management, hazard mitigation, response, and recovery, and capitol improvement plans.

WATER SMART LAND USE + DEVELOPMENT POLICIES

- Promoting higher density, cluster development, and infill, especially where infrastructure already exists.
- Promote water saving and climate appropriate landscaping standards and maintenance practices.

WATERSHED RESILIENCE + WATER SMART INFRASTRUCTURE

- Map all sensitive areas.
- Adopt mitigation plans that designate sensitive areas and goals for mitigation.
- Create zoning districts with lower densities and/or cluster development to protect surface and groundwater sensitive areas.
- Consider the potential to use stormwater recapture for a centralized urban natural open space. Conveying this water to a common area or neighborhood park may enhance the vision of your community or neighborhood.
- Use green infrastructure for traffic calming, beautification, and placemaking.

CAPITOL HILL PLAN COMPARISON SUMMARY

The Capitol Hill Plan contains policies on water conservation to protect watersheds and promote the use of drought tolerant and indigenous plant species in residential and commercial landscaping.

In addition, it advocates for preserving foothill land and limiting development in these areas to preserve open space, protect wildlife habitats, and safeguard the City Creek Canyon watershed. It contains statements to address issues within watershed areas, supports compliance with regulations to protect of aquifer recharge areas, and promotes coordination with state, county, and neighboring communities to protect water sources.

CITY CREEK PLAN COMPARISON SUMMARY

The City Creek Plan supports watershed protection, stemming from the Salt Lake County **208 Water Quality Plan “Composite Land Suitability Study.”** The overarching goal of this plan, in 1986 when the City Creek Master Plan was adopted and now, is to improve watershed functions – including water quality, hydrology, habitat, and social and recreational services.

The Plan focuses on the preservation of City Creek Canyon as a whole and emphasizes maintaining this area in its natural state. It recommends canyon activities be limited to watershed protection, water treatment facilities, and limited public reaction opportunities.

These goals align with the ‘**Watershed Resilience and Water Smart Infrastructure**’ policies of Growing Water Smart. City Creek Canyon and its surrounding area have since been rezoned to **OS (Open Space)** - a zoning district that is intended to preserve natural areas, provide opportunities for outdoor recreation, and protect watersheds.

As noted in the City Creek Plan, City Creek is the only canyon along the Salt Lake Valley that is not affected by fault lines. If the Wasatch front experiences a major earthquake, City Creek will be essential in providing a reliable water source.

BECK STREET RECLAMATION PLAN COMPARISON SUMMARY

The Beck Street Plan addresses several water-related concerns associated with extractive uses, including erosion, stormwater runoff, and groundwater contamination. It proposes measures such as slope stabilization, revegetation, and limiting further disturbance in sensitive foothill areas.

To prevent environmental impacts on water resources, the plan recommends implementing spill prevention and control measures, developing stormwater controls to reduce soil erosion and prevent off-site stormwater runoff, and establishing onsite water recycling procedures for concrete washout facilities and scrubber process water.

However, the plan does not include strategies specifically focused on water conservation or watershed protection. It does not consider stormwater recapture, green infrastructure, or climate-appropriate landscaping. The emphasis is primarily on mitigating existing impacts rather than incorporating water considerations into future land use planning.

CAPITOL HILL COMMUNITY PLAN

ADOPTED 2001



In 2001, the Capitol Hill Community Plan was adopted, replacing the former 1981 Plan. Land Use, Historic Preservation, Urban Design, Transportation and Circulation, Environment and Public Facilities are all elements of planning that were reevaluated regarding established goals and policies at that time.

The update also introduced a Capital Improvement Program section to refine recommendations and support plan implementation.



EXISTING GOALS, POLICIES + STRATEGIES

The Overall Goal of the Capitol Hill Community Plan is to ensure safe, convenient and desirable residential neighborhoods that preserve quality of life.

The plan provides policy direction and strategies that focus on the following topics:

- Land Use
- Open Space and Recreation
- Historic Preservation
- Urban Design
- Transportation and Circulation
- Environment
- Public Facilities and Utilities
- Implementation

The following is a summary of the goals, policies and strategies from the 2001 Capitol Hill Community Plan. This is a summary only. The 2001 Plan should be referenced for a more detailed discussion related to each summary point.



OVERALL PLAN GOALS

- Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.
- Provide for commercial establishments which minimize the impacts of non-residential land uses on the residential community.
- Encourage neighborhood commercial services
- Enhance the visual and aesthetic qualities of the community by implementing historic preservation principles, designing public facilities to enhance the established residential character of the Capitol Hill Community and encouraging private property improvements that are visually compatible with the surrounding neighborhood.
- Provide for appropriate industrial uses which are clean, quiet, and attractively developed, buffered from surrounding residential areas.
- Provide for institutional development that is compatible with surrounding residential neighborhoods.
- Provide for and encourage parks and recreation areas in various forms and locations to enhance residential neighborhoods and the surrounding community.
- Provide for safe, convenient circulation patterns for vehicular and non-vehicular traffic movement, while discouraging commuter and commercial traffic on residential streets and restricting industrial traffic to appropriate routes.



NEIGHBORHOODS

DESOTO/CORTEZ & ENSIGN DOWNS

- Ensure the established very low-density residential character of the neighborhood is preserved.
- Ensure infill development is compatible with the existing character of the immediate neighborhood by maintaining restrictive zoning.
- Continue the implementation of foothill regulations prohibiting development on land with slopes in excess of 30% and prohibit regrading of natural slopes greater than 30% to slopes less than 30%
- Maintain dead end streets in a manner which will not invite development speculation but will provide opportunity for emergency vehicles to better service the area and provide a visually improved street terminus.
- Encourage the State to consider impacts on the character and views of the neighborhoods from the north for any new development on the State Capitol grounds.
- Create a new zoning district for public lands in the foothills which prohibits the development of structures.

GUADALUPE

- Prohibit the development of a viaduct or underpass at 300 N between 400 and 500 W for vehicular traffic.
- Prohibit wholesale demolition of existing residential structures.
- Preserve the 600 W corridor as a low-density residential corridor.

- Require that new residential development be compatible in scale, design, site configuration and character with the historical development patterns present in the Guadalupe, to strengthen the stability of the neighborhood.
- Subdivision of land should consider the area's existing land development pattern.
- Provide resources for housing rehabilitation of existing structures.
- Find a solution which accommodates access across the rail lines, such as a pedestrian/bicycle bridge, without creating negative impacts on the surrounding neighborhoods.
- Rezone existing industrial and heavy commercial properties between 400 West and approximately 550 West to accommodate medium density residential west of 500 West; and a mixed-use area east of 500 West with medium density allowed north of 300 North and medium/high density south of 300 North. Development in this area should focus on good design, pedestrian orientation and maximization of open space.
- Ensure the 500 West Redevelopment Corridor emphasizes residential development to create a connection between the Guadalupe and West Capitol Hill Neighborhoods.
- Promote the development of the 500 West Boulevard as a limited access street to help ensure the success of the redevelopment of this area as a residential corridor.
- Ensure compatible development between this area and the northern portion of the Gateway Area.
- Ensure future development does not preclude the development of commuter rail.

KIMBALL

- Maintain low density zoning patterns to protect low density segments of the neighborhood.
- Modify the zoning in residential areas between approximately 150 N and 300 N and between Main Street and Canyon Road to encourage preservation of historic structures and allow for, but not increase, existing heights and densities.
- Ensure that historic preservation is a priority in this neighborhood and that infill development is compatible with and complies with adopted design guidelines to ensure the existing historic character of the neighborhood is retained.
- Enhance the pedestrian experience by increasing pedestrian oriented lighting, burying utility lines and other improvements.
- Retain existing public access easement across Gordon Place.
- Increase pedestrian oriented amenities.
- Prohibit the expansion of the urban institutional zoning district boundaries along North Temple.
- Prohibit the encroachment of institutional uses into the residential neighborhood beyond the existing North Temple frontage.
- Prohibit the expansion of institutional uses associated with the West High School campus into the residential neighborhoods.
- Retain the existing City Creek Park, Brigham Young Park, and Gordon Place Park.
- LDS Church owned properties should be guided by an overall church campus development plan.
- The area west of the church campus should develop as a residential mixed-use area.
- Adequate provisions must be taken to ensure any new structures on the north side of North Temple do not block views of the state capitol building.

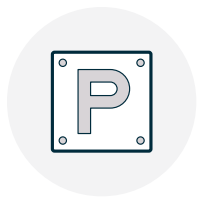
- As LDS church owned surface parking lots along north temple are redeveloped, ensure the final parking provided is adequate to meet the needs.
- Ensure that steps are taken to minimize negative impacts of new development along North Temple on the residential neighborhoods to the north including creating a residential permit parking program which address the issues in specific neighborhoods.
- Create a transitional buffering area between the central business district and residential areas of the community including extending city creek along the north frontage of north temple.
- Encourage traffic access into Downtown from the north on 400 West while discouraging through traffic in the residential neighborhoods of the Capitol Hill and Avenues Communities
- Develop or assist in the development of a coordinated parking management plan for the church campus and downtown.
- Establish temple square as the primary focus of the LDS church campus and orient new development towards it.
- Ensure a proper balance between historic preservation and appropriate new development.
- Analyze appropriate height for structures along North Temple.
- Address issues relating to open space.

MARMALADE

- Retain the existing **low-density (SR-1)** zoning pattern in the Marmalade Neighborhood.
- Limit medium and high-density residential development to existing developments zoned for such uses.
- Provide incentives to encourage nonconforming dwellings to be converted back to single family or duplex dwellings.

WEST CAPITOL HILL

- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill neighborhood.
- Encourage the development of the area along North Temple as an urban neighborhood which combines high-density residential development with supportive retail, service commercial and small-scale office uses.
- Promote the rehabilitation of the existing housing stock in the West Capitol Hill neighborhood to assure long term viability.
- Incorporate adequate landscaping into all future development.
- Allow moderate increases in multi-family uses in appropriate locations and within the mixed-use area.
- Encourage new medium/high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.
- Provide improvements along 300 West Street to make 300 West Street less of a barrier and to allow the residential areas west of 300 West to more closely tie into the existing residential area east of 300 West Street.



PARKING

- Ensure adequate community parking while mitigating adverse effects of parking that comes from outside the community.
- Prohibit a reduction in the parking requirements for new developments in the Marmalade, Kimball and West Capitol Hill Neighborhoods or in neighborhoods where inadequate amounts of off-street parking already exist.
- Ensure unit-legalization approvals provide for adequate off-street parking to the extent that it is physically possible.
- Encourage and require, when possible, traffic generators to continue efforts to provide alternative means of transportation for employees and event patrons.
- Encourage downtown groups to provide parking and shuttle services for large events.
- Require parking lot access for all commercial and institutional uses to direct traffic away from, not through, residential portions of the Capitol Hill neighborhood.



COMMERCIAL

- Maintain existing neighborhood oriented commercial land uses and encourage new neighborhood commercial uses in areas where appropriate such as 300 W.

- Amend the existing Capitol Hill community zoning map to place incompatible commercial activities in residential neighborhoods in a nonconforming state to phase them out.
- Create a new ordinance which encourages the reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.
- If an appropriate commercial or mixed-use development is proposed for commercial node at 500 N and 300 W, which requires additional property, the western properties along Arctic Court may be rezoned to commercial shopping.
- Development of the commercial node mixed use area should include specific design features as outlined in the plan to ensure compatibility with the residential development to the east.
- Ensure new commercial development along 300 W is sensitive to pedestrian oriented access and is sensitive to the historic character of the neighborhood.
- Encourage community-oriented businesses that will provide a high level of visual quality and property maintenance.
- Discourage commercial development from expanding into residential areas and along side streets.
- Maintain the historic development pattern along 300 W by prohibiting parking in the front yard.
- Shift focus of commercial activity to retail and service commercial which caters to the residential community by implementing the mixed-use zoning district.
- Commercial development must be oriented toward the street and not be allowed to expand into residential areas.
- Preserve the mixed-use character that has historically developed within areas of the capitol hill community.
- Ensure commercial development that is compatible with residential development.

- Discourage the development or expansion of intensive commercial and industrial uses in this area.
- Implement design guidelines in the mixed-use zoning district to ensure mitigation of existing or potential land use conflicts and ensure compatibility.
- Prohibit future expansion of heavy commercial land uses east of 400 W.



INDUSTRIAL

- Discourage the expansion of industrial land uses within the neighborhood.
- Promote the relocation of industrial uses to industrial zones areas north of 900 N or in other appropriate areas within the City.
- Require screening and buffering of industrial land uses which abut less intensive land uses.
- Enforce ordinances as necessary to require screening and buffering of industrial land uses.
- Encourage the relocation of existing industrial and heavy commercial land uses to industrially zoned land in other appropriate areas of the city by rezoning the existing properties to a zoning classification which will allow a mix of less intensive land uses, by analyzing the feasibility of establishing a redevelopment project area and by using city resources to encourage mixed use development of residential and office/ commercial in this area.
- Require buffering treatments, relocation of loading docks and adequate access measures to help mitigate impacts of existing industrial uses on residential land uses.

- Promote the redevelopment of the area between the Guadalupe and West Capitol Hill neighborhoods as a mixed-use area with medium density residential mixed-use development west of 500 W and medium high density residential mixed-use development east of 500 W.
- Ensure that impacts of a 500 W Boulevard are mitigated to minimize the effects on the adjacent residential neighborhoods.
- Ensure the design of 500 W takes into consideration the future alignment of commuter rail.

INDUSTRIAL AREA BETWEEN 900 N AND NORTH CITY LIMITS

- Work closely with various governmental agencies and private property owners to ensure adequate and timely environmental cleanup where appropriate.
- Continue regulations which require improved visual appearances of industrial properties.
- Encourage improvements to the visual appearance of new and existing industrial sites and areas, including the continuance of requiring landscaping of industrially zoned properties.
- Prohibit new industrial development or the expansion of existing industrial uses from diminishing the amount of wetlands in the immediate vicinity, especially along Beck Street.

SWEDETOWN

- Initiate redevelopment of Swedetown in the nonresidential area first.
- Ensure the new interchange at 1800 North enhances access to Swedetown
- Ensure that any vacations/street closures in this area do not eliminate important buffer areas between land uses.



EXTRACTIVE INDUSTRIES

Oppose expansion of extractive industries beyond that identified in the Beck Street Reclamation Framework and Foothill Area Plan. Where excavation rights exist, the City should explore the feasibility of obtaining the rights through conservation easements, purchase of development rights, purchase of fee title or trade to ensure expansion does not occur.



INSTITUTIONAL

- Discourage the state from intensifying activities at the state capitol building site. Any expansion should be within the existing site and should take into account traffic impacts on the surrounding residential areas and should comply with city zoning and traffic regulations.
- Oppose any attempts to widen State Street between North Temple and 300 North to accommodate traffic to the state capitol building, including developing an agreement with the state or the city to take over jurisdiction of state street at least between North Temple and 300 N.
- Encourage the state to continue addressing ways to decrease the number of vehicular trips to the state capitol building including continuing to develop satellite campuses, providing shuttle services and promoting the use of mass transit and carpooling by employees.

- Ensure the expansion of the LDS church Campus is to the west rather than into residential neighborhoods to the north other than existing Urban Institutional zoned areas.
- Prohibit the expansion of the UI district boundaries beyond the existing frontage along North Temple.
- Prohibit the encroachment of institutional uses into the residential neighborhood beyond the existing North Temple frontage.
- Encourage access to the LDS Church campus primarily from the south and west, not from the north and east.
- Height limitations to the northwest of LDS temple square should remain to insure continued visual access.
- Encourage design of building, landscape and parking facilities on the block bounded by North Temple, 200 North, Main and State Streets to ensure that any development will support and enhance the residential neighborhood to the north as well as maintain view corridors to the capitol from the south.
- As LDS church owned surface parking lots along north temple are redeveloped, ensure the final parking provided is adequate to meet the parking requirement for both existing and proposed uses.
- Encourage, as well as require where applicable, the continued use of public transportation and carpooling by employees.
- Mitigate impacts on the residential areas to the north from new development in the LDS church campus, including noise, parking, traffic and overall congestion.
- Require parking lot access for all commercial and institutional uses to direct traffic away from, not through, residential portions of the capitol hill neighborhood.
- Require that parking access for any new development on the former Lafayette school site shall be on North Temple or Main Street or shall utilize existing parking entrances.

- Support creation of an entry feature and retention of open space at the northwest corner of state street and north temple, in deference to city creek park and Brigham Young park, and to allow city creek to be raised above ground along North Temple.
- Prohibit encroachments into city creek park. The city should seek to re-acquire the existing access easement for a potential parking ramp from the LDS church.

WEST HIGH SCHOOL

- Prohibit commercial development on the former Horace Mann Jr. High property.
- Prohibit the expansion of SLC school district facilities from encroaching onto residential properties.

CHILDREN'S MUSEUM (WASATCH SPRINGS PLUNGE)

- Encourage the continued use of the city-owned facility.
- Ensure adequate funding is provided for the restoration and maintenance of this historic structure.



OPEN SPACE + RECREATION

- Pursue the development of an additional neighborhood park or expansion of existing parks.
- Address Warm Springs Park improvements including resurfacing the tennis courts, renovating restrooms, developing more play fields, stabilizing the hillside and providing more easily accessible parking to encourage park usage by residents of the community.

- Study the feasibility of extending Warm Springs Park northward to the intersection of Beck Street/Victory Road.
- Ensure the long range use of the Wasatch Plunge Building for public/quasi-public uses that support community needs and support abutting Warm Springs Park.
- Prohibit the expansion of Pugsley park where existing housing would be eliminated.
- Allow for the redevelopment of Swedetown Park once the residential land uses have been relocated from Swedetown.
- Encourage maintaining the capitol west boys and girls club as a community amenity. Support future expansion needs if feasible or relocation efforts within the Guadalupe or West Capitol Hill Neighborhoods.
- Maintain the existing policy in City Creek Canyon as it relates to automobiles.
- Retain City Creek Park as public open space and encourage the LDS Church to retain the Brigham Young Historic Park and Gordon Place Park as usable open space.
- Visually enhance publicly owned property while creating recreational opportunities for the community.
- The City should work with the School District and private sector to locate a community recreation center with aquatic facilities within the community.



HISTORIC PRESERVATION

- Analyze the potential designation of the Guadalupe Neighborhood, or individual properties in the Guadalupe Neighborhood, to the National Register of Historic Places.
- Promote fullest and broadest application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character and livability are not compromised.
- Ensure the redevelopment and revitalization efforts proposed for the areas west of 300 W are balanced with the preservation of important historic resources.
- Ensure the maintenance and continued appropriate use of publicly owned historic resources.
- Tree species should be consistent with the heritage of the district and include flowering fruitless trees in the Marmalade Neighborhood.



URBAN DESIGN

- Encourage the removal of billboards from 300 W and the 600 N off-ramp.
- Use urban design features to signify community entries.
- Improve landscape features throughout the community where feasible.
- Any application requesting approval to exceed base height regulations within the capitol hill community should be specifically analyze to ensure protection of any view corridors.
- (Foothill views) Height limitations should remain around the State Capitol and to the northwest of LDS Temple Square to insure continued visual access.
- Prohibit further development which encroaches onto Ensign Peak. The city should work to acquire any remaining private parcels of land.
- Ensure view corridors are not blocked by overhead wires or sky bridges.

URBAN DESIGN POLICIES FOR RESIDENTIAL AREAS

- New developments in the Guadalupe Neighborhood should include traditional street layout, front facades oriented to the street and structures which are compatible with the existing single-family structures.
- Require adherence to the mixed-use design guidelines for new construction to ensure compatibility between different adjacent land uses.

- Consider renaming Main Street between North Temple and 300 N to emphasize the neighborhood character of the street in this area.

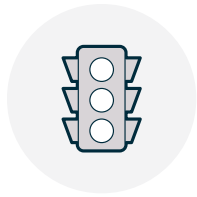
URBAN DESIGN POLICIES FOR COMMERCIAL AREAS

- Implement the objectives and design guidelines of the MU zoning district, as specifically outlined in the west capitol hill neighborhood plan, as the means of promoting appropriate land use, building scale and mass in the 300 west corridor and other areas zoned MU.
- Encourage design treatment to 300 W which strengthen the community's residential character by visually tying 300 west to the area's core residential neighborhood to the east and west.
- Ensure that street improvements in the commercial and institutional areas along and south of North Temple match the established downtown design theme.
- Encourage the landscaping of Beck Street frontages with drought tolerant plants by public and private property owners.
- Require buffering between differing land uses.
- Screen heavy, extensive outdoor storage and use.
- Remove billboards and develop new uses on the lots where billboards exist.
- Street trees should be required as part of any new development or street improvement project where curb, gutter and sidewalk are replaced. Street tree type should be under the direction of the City's Urban Forester with every effort made to select trees which are uniform in terms of height and fullness yet with adequate numbers of species to meet the diversity requirement of the urban forestry policy.
- Encourage flexibility in street tree planting in the historic district to accommodate historic spacing of street tree planting patterns.

- Selection of street trees should take into consideration species which do not tend to drip especially in areas where on-street parking is common.

UTILITY LINES & COMMUNICATION TOWERS

- Residents should be encouraged to accomplish underground utility conversion on a block-by block basis. The city and utility companies should make every effort to accommodate residents desiring to pursue these improvements.
- Encourage the consolidation of overhead utility lines where possible. Utility lines should be located in the rear of properties if possible. Co-location of utilities is strongly encouraged.
- Prohibit the expansion of the existing substation at Wall Street and 800 North and encourage its relocation to the industrial areas of the community.
- The substation should be relocated to the industrial areas in the northern part of the community.
- Ensure communication towers are located in the existing communication tower corridor and regulations such as the camouflage of such towers are enforced.
- Limit size, number and location of communication towers.
- Require, to the degree possible, cellular communication towers be approved and installed in a way which is visually compatible with its surroundings. Where possible, such towers should be co-located or placed on or inside other structures.
- Minimize the visual impacts of the towers on the community.



TRANSPORTATION + CIRCULATION

- Support the capitol hill and avenues joint statement on commuter traffic.
- Strongly oppose any traffic modifications to Victory Road, Columbus Street, and Main Street that require demolition of residential structures, or that include widening or removing important urban design elements (trees, park strips, curblines) in order to increase traffic volumes. Modifications should not be designed to increase or facilitate additional "through" commuter traffic but should be designed to "calm" existing through traffic and accommodate neighborhood cross traffic.
- Provide for traffic controls on Victory Road, Columbus Street, and Main Street that are of the highest aesthetic quality, which reflect the historic character of the surrounding residential neighborhood.
- 400 W is the primary commuter surface street in the community.
- Ensure street improvements which encourage through traffic to enter onto 400 W rather than 300 West are retained.
- Ensure measures are taken to ensure safety for West High School students who cross 300 and 400 W.
- Modify parking lanes, where feasible, along 300 W with curb extension at intersections to protect pedestrians and parked cars.
- Construct and landscape center islands.
- Evaluate the feasibility of implementing urban design modifications to 300 W street.
- Maintain 300 and 400 W streets as two-way streets.

- Synchronize traffic lights along North Temple, 300 W and 400 W.
- Encourage a reconfiguration of the US-89/I-15 merge in North Salt Lake so only one lane steers traffic on to Beck Street.
- Ensure the proposed Legacy Highway does not allow for a direct commuter connection into the residential neighborhoods of the Capitol Hill Community.
- Oppose any Bountiful Boulevard proposal.
- Strongly support a 500 W collector system from Davis County to provide access to downtown while bypassing residential areas of the Capitol Hill community.
- Encourage residents to participate in the city's traffic calming program in an effort to implement appropriate traffic calming techniques.
- Prohibit the elimination of travel lanes on East Capitol Boulevard north of 500 North.
- Prohibit the installation of gates across the lower portion of East Capitol Boulevard which would prevent public access to the foothills.
- Strongly oppose any attempt at widening State Street north of North Temple.
- As the development of the LDS Campus occurs, evaluate the impacts upon the neighborhood and require traffic calming mitigation that is responsive to development patterns and protection of the neighborhood from intrusion by these institutional uses.
- As curb and sidewalk replacement occurs, retain or construct tight turning radius to protect pedestrians and prevent cars from making high speed turns.
- Retain the west-bound double left turn lane on State Street at North Temple.
- Promote infrastructure improvements as well as the redesign and widening of streets to improve access, circulation and visibility into the area, facilitating the redevelopment of Swedetown as a business park type development.
- Encourage the consolidation of the rail lines.

- Analyze the feasibility of constructing a pedestrian and bicycle overpass access across the rail lines at 300 N. Any solution to providing access for pedestrians and cyclists should address access, safety and minimizing negative impacts to the community.
- Prohibit the development of a viaduct or underpass at 300 N between 400 and 500 W for vehicular traffic.
- Evaluate the potential impacts of the routing of industrial traffic in the event jurisdiction of state highways is transferred to the city.
- Restriction of truck traffic on 600 W street should take place when alternative routes are established such as 500 W Boulevard or direct access to 400 West without railroad crossing conflicts.
- Encourage UTA to continue to provide adequate bus service in the Capitol Hill Community and make improvements where necessary.
- Promote the development of light rail to service Davis County.
- Ensure future development does not preclude the development of commuter rail.
- Ensure that any new viaducts at 600 North and North Temple have a sidewalk for use by pedestrians and cyclists.



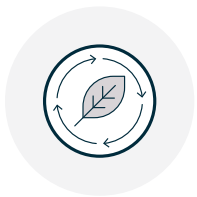
PEDESTRIAN CIRCULATION

Solutions to mitigating traffic volumes and speeds on Columbus Street and Victory Road should not include the demolition of existing residential properties.



300 N PEDESTRIAN CIRCULATION

- Discourage any proposed access on 300 N, such as a viaduct, which would have a negative impact on the Guadalupe Neighborhood, while improving pedestrian access across 500 W railroad tracks.
- Ensure that any reconstruction of either the 600 North or North Temple Viaducts includes adequate pedestrian access.
- Prohibit the development of a viaduct or underpass at 300 N between 400 and 500 W for vehicular traffic.
- Encourage the elimination of rail crossings conflicts on Beck Street.

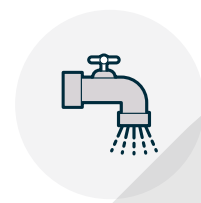


ENVIRONMENTAL

- Maintain public ownership of existing publicly owned property in the foothills.
- Maintain and strictly enforce existing regulations which prohibit development of land with **30% or greater** slopes.
- Maintain minimum **16-acre** land requirements for residential development in the **FP Foothill Protective Overlay Zone**.
- Require that negative impacts of residential development on foothills are minimized and, where necessary, that damage to adjacent open space is mitigated.

- Mitigate dust by increasing vegetation densities within and surrounding gravel pits. The city's zoning ordinance includes reclamation measures for gravel excavation companies along Beck Street requiring revegetation concurrent with operations and not just after operations cease.
- Preserve vegetation along the dry west facing slopes of the foothills to prevent soil erosion and dust problems. To assure the protection of this vegetation, monitoring human impacts in the community's foothills is highly recommended.
- Ensure the Reclamation Framework and foothill Area Plan is adopted and implemented.
- Prohibit development of new extractive industries in the foothills of the community.
- Oppose expansion of extractive industries. Where excavation rights exist, the city should explore the feasibility of obtaining the rights through conservation easements, purchase of development rights, purchase of fee title or trade to ensure expansion does not occur.
- Provide adequate public access to foothills.
- Pursue methods of limited access on the west foothill slopes.
- Promote existing trails, as well as create more urban trail systems and open space to help preserve natural areas.
- Coordinate with the State Division of Wildlife Resources ongoing monitoring of deer winter feeding range and take appropriate action to ensure the preservation of the deer habitat.
- Continue to enforce existing watershed protection regulations to ensure development and recreational uses in the foothills of the Capitol Hill Community do not negatively impact the City Creek Canyon watershed.
- Ensure compliance with the regulations regarding protection of the aquifer recharge areas.
- Emphasize compliance with local watershed and ground water protection ordinances.

- Continue to coordinate with state, county and neighboring communities in efforts to protect water sources.
- Prohibit new industry within the community that would constitute a "**Major Source**" of air pollution by standards of the State's Division of Air Quality.
- Ensure landscaping requirements for new developments are met.
- Encourage existing industrial uses, especially those which emit pollutants, to increase landscaping on their properties.
- Improve transportation circulation and encourage transportation alternatives that reduce vehicle emissions, such as mass transit, flexible work schedules and telecommuting.
- Promote the use of directional railroad whistles which are located at the crossing rather than on the train in the Guadalupe neighborhood.
- Work with appropriate government agencies to ensure that cleanup of hazardous sites is undertaken.
- Work with appropriate government agencies to determine the feasibility and appropriateness of reuse of the properties once cleanup has occurred.



PUBLIC FACILITIES + UTILITIES

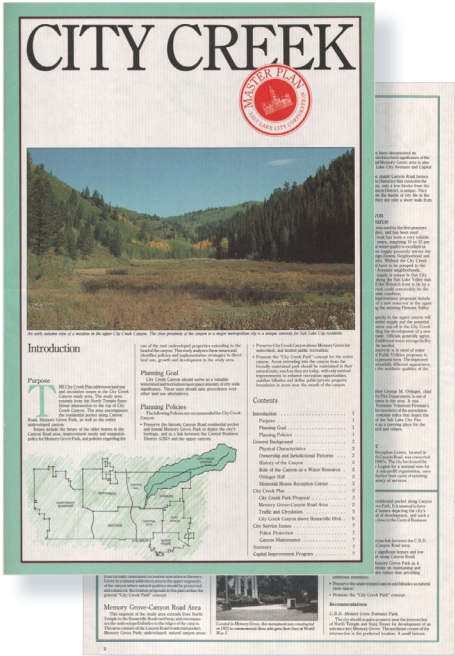
- Maintenance and improvements to streets and infrastructure in Swedetown should take into account a transition from residential uses to business park uses, including improved access.
- Evaluate the significance of the historic sandstone curb and gutters in the Capitol Hill Community and preserve them where feasible.

- Evaluate the need to improve street circulation plans prior to undertaking street and infrastructure repairs.
- As center medians are replaced, they should be constructed with a curb which is high enough to discourage people from driving over them.
- Encourage designs and land uses that place activity adjacent to alleys.
- Investigate the use of alleys as an alternate pedestrian system with security pedestrian level lighting.
- Coordinate any new street lighting program in designated historic districts with the Historic Landmark Commission to ensure the design of the streetlights are compatible with the historic character and comply with the historic district regulations.
- Provide a consistent design theme and increase the amount of street lighting on 300 West and 400 West.
- Encourage low water consumption in residential and commercial landscape development by requiring the utilization of drought tolerant and indigenous species where appropriate.
- If the Fire Department decides to build a new Fire Station in the Capitol Hill Community, the new station should be located west of 400 West.
- Prohibit commercial development on the former Horace Mann Jr. High School property.
- Prohibit the expansion of Salt Lake City School District facilities from encroaching onto residential properties.
- Prohibit the expansion of institutional uses associated with the West High School campus into the residential neighborhoods.
- Ensure the continued preservation of publicly owned historic resources.



CITY CREEK PLAN

ADOPTED 1986



In 1986, Salt Lake City adopted a specific plan for City Creek to address land use and circulation in the City Creek Canyon area.

The plan area extends from the North Temple and State Street intersection to the top of City Creek Canyon and is approximately **10,700 acres**. It encompasses the residential pocket along Canyon Road, Memory Grove Park, as well as the entire undeveloped canyon.

The western half of City Creek is located in the Capitol Hill Community Plan Area, and the eastern half is located in the Avenues Community Plan area; the divide is roughly the City Creek waterway itself.



PLANNING GOAL

City Creek Canyon should serve as a valuable watershed and recreation/open space amenity of city-wide significance. These uses should take precedence over other land use alternatives.



PLANNING POLICIES

- Preserve the historic Canyon Road residential pocket and formal Memory Grove Park to depict the city's heritage, and as a link between the **Central Business District (CBD)** and the upper canyon.
- Preserve City Creek Canyon above Memory Grove for watershed and limited public recreation.
- Promote the "**City Creek Park**" concept for the entire canyon. Areas extending into the canyon from the formally maintained park should be maintained in their natural state, much as they are today, with only minimal improvements to enhance recreation opportunities, stabilize hillsides, and define public/private property boundaries in areas near the mouth of the canyon.



BACKGROUND/PHYSICAL CHARACTERISTICS

Slopes on the canyon sides are not conducive to development. Most of the canyon is under public ownership and has generally steep terrain. The Salt Lake County 208 Water Quality Plan "**Composite Land Suitability Study**" indicates that the large majority of land in City Creek Canyon between the canyon entrance and the end of the road at Rotary Park consists of soil constraints that could not be mitigated to accommodate development.

Soil problems and steep slopes would preclude development in most areas of the canyon even if public policy was supportive of development. Extending into the canyon from Rotary Park the terrain becomes very steep and rocky. Any development in this area would require significant alteration of natural features. Therefore, development of any type is not a viable land use alternative.

MEMORY GROVE - CANYON ROAD AREA

This area extends from North Temple to Bonneville Boulevard loop and encompasses the undeveloped hillsides to the ridges of the canyon.

This area consists of the Canyon Road residential pocket; **Memory Grove Park**: undeveloped, natural canyon areas that are part of Memory Grove but not formally maintained; and undeveloped hillsides, (the majority of which are owned by the city).

CITY CREEK CANYON PARK/MEMORY GROVE - CANYON ROAD AREA POLICIES, GOALS & RECOMMENDATIONS

- Maintain and enhance the existing features and characteristics, and to create a link between the canyon and the **Central Business District (CBD)**. The city has a unique opportunity to capitalize on historic and architecturally significant residential pocked along Canyon Road, and Memory Grove Park.
- Create a visual pedestrian link between the **CBD** and the Memory Grove - Canyon Road area.
- Preserve the historically significant homes and low-density residential pocket along Canyon Road.
- Preserve the undeveloped canyon and hillsides as natural open space.

C.B.D.-MEMORY GROVE ENTRANCE PARK:

The city should acquire property near the intersection of North Temple and State Street for development of an entrance into Memory Grove.

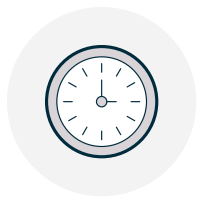
The northeast corner of the intersection is the preferred location. A small historic theme park with a variety of art forms depicting the city's heritage, maps with walking tours, small park to provide benches, tables and shady areas.

CANYON ROAD RESIDENTIAL POCKET

Preserve and enhance these homes and their low-density neighborhood atmosphere (**R-2 zoning**) and historic preservation overlay. Large street trees should also be preserved.

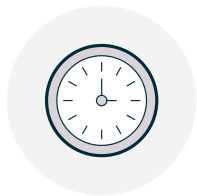
OTTINGER HALL & MEMORIAL HOUSE RECEPTION CENTER

Organize coordinated direction needed regarding the use and maintenance of Ottinger Hall, Memorial House, and the development of new facilities at Memory Grove. Establish an advisory committee to oversee maintenance and new uses.



SHORT RANGE CIRCULATION GOALS

The city should implement and support land use policies enhancing the canyon as a unique recreation amenity in Salt Lake City. Emphasis should be shifted from accommodating through-traffic to providing access for recreation purposes such as bicycling, running, and providing reasonable vehicular access to recreation amenities in City Creek Canyon.



LONG RANGE CIRCULATION GOALS

Monitor land use patterns and the extent and success of recreation facility improvements in the City Creek/Memory Grove area.



CITY CREEK CANYON ABOVE BONNEVILLE BOULEVARD

One of the major purposes of this study is to re-evaluate the somewhat informal policies that have evolved through the years regarding land use in City Creek Canyon. The City Department of Public Utilities has managed the watershed through recent years, including the enforcement of recreation policies and regulations.

Appropriately, watershed protection has been given priority over recreation. Other than picnicking, fishing and hunting, recreation in the canyon is limited to enjoying the canyon and its natural flora and fauna. City residents participating in this study are very supportive of maintaining restrictive land use policies.

The group endorses the policy of giving watershed protection first priority in the canyon, limiting recreation to activities presently permitted and prohibiting any development in the canyon. Residential or recreation development of private property and any development of public property, such as a ski resort, are identified as unacceptable land use activities.

GOALS

- Promote city property acquisition and annexation to insure future control over land use in the canyon.
- Prohibit future development and/or commercial endeavors.

RECOMMENDED ACTIONS

- Initiate actions necessary to annex the entire canyon. Upper portions of the canyon are under the jurisdiction of unincorporated Salt Lake County. Annexation is desirable from the standpoint of maintaining control over land use and other elements that may interfere with watershed protection.
- Discourage the development of new recreation facilities in the canyon.
- Design and develop future public utility facilities with sensitivity to the policy of maintaining the canyon in its natural state. If a water storage reservoir eventually develops in the upper canyon, the design should be compatible with the natural canyon setting. Access to the reservoir should be limited to a small utility vehicle right-of-way, preferably with a dirt or gravel surface, and access to the reservoir should be limited to public utility vehicles. In addition to effects on the natural setting, residents are also concerned that additional water storage capacity will perpetuate additional undesirable foothill development in the upper Capitol Hill and Avenues Communities.
- Prohibit access to, and development of privately owned property in the canyon.
- Devise a long-range strategy of acquiring all privately owned property in the canyon.
- Include City Creek Canyon in the proposed city "Open Space Plan." If the plan recommends an open space zone that offers more protection from development than the present "P-1" Zone, the new more restrictive zoning should encompass the entire City Creek drainage. Residents feel strongly that more restrictive zoning is essential.

- Coordinate the ongoing decisions regarding recreation policies in the canyon above Bonneville Boulevard. Public Utilities, Parks and Recreation, Police, Planning, and other involved city departments should work together on an ongoing basis to make decisions regarding appropriate recreation activities and restrictions. Any department advocating a significant policy change must assume the responsibility to contact and coordinate with other departments and concerned citizens.



SUMMARY

Salt Lake City is fortunate to have a natural amenity such as City Creek Canyon so close to the central business district. The city should take pride promoting the "City Creek Park" concept and enhancing the canyon as a natural watershed and wilderness recreation area for residents and visitors to enjoy.

Effort must be taken to preserve upper segments of the canyon in their natural state. Land use activities such as residential development or commercial recreation will destroy the natural canyon environment.

BECK STREET RECLAMATION PLAN

ADOPTED IN 1999



The Beck Street Reclamation Plan, adopted in 1999, provides a long-term vision for transitioning extractive and industrial lands along Salt Lake City’s northern edge into a combination of business park development and preserved open space.

In response to growing concerns about the visual, environmental, and land use impacts of mining operations in the foothills and along the Beck Street Corridor, Salt Lake City and North Salt Lake contracted with a consultant team to study the area and try to reach some consensus concerning the future land use of the area.

The plan was developed in conjunction with a **26 member Citizens Advisory Committee** consisting of representatives of local governments, local landowners, and excavation operators and identifies a phased strategy for reclaiming and repurposing the land to better support environmental protection, recreational access, and long-term economic development.

The Plan area is divided along the Salt Lake/Davis County border. The portion of the Plan Area that is within the Capitol Hill Plan Area boundaries includes Beck Street at 900 North, north to the city limits and east of Beck Street to the Bonneville Bench.



OVERALL PLANNING GOALS

- Transition land from extractive uses to business park and open space.
- Prohibit new extractive uses and limit expansion of existing ones.
- Preserve foothill open space and formalize trail systems.
- Improve the visual appearance of Beck Street through landscaping and screening.
- Establish reclamation standards for slope stabilization and revegetation.
- Buffer incompatible land uses and promote better transitions between zones.



KEY CONCEPTS + RECOMMENDATIONS

The plan promotes a campus-style business park with internal roadways, green space, and a regional park at Hell Canyon. The foothills are to be preserved through open space zoning, conservation easements, and land acquisition strategies.

Trails such as the Bonneville Shoreline and Warm Springs Fault Trail are formalized and integrated with new development. Site enhancements, including landscaping, environmental art, and pedestrian improvements, help reshape Beck Street into a scenic entry point into the city.

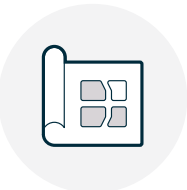
Reclamation standards require phased slope stabilization and environmental controls to address air quality, noise, and water contamination.

PLAN STRATEGIES



LAND USE

- Transition extraction and industrial sites to mixed-use business parks with a campus-style design.
- Improve northern access to the future business park, including long-term connections to I-15.
- Designate a large regional park at the mouth of Hell Canyon.
- Prohibit direct lot access from Beck Street.
- Use cluster development in business parks to preserve open space corridors.



ZONING

- Prohibit new extractive operations in the foothills.
- Restrict expansion of existing operations through zoning and land acquisition.
- Designate Bonneville Shoreline Trail and Warm Springs Fault Corridor as official open space corridors via easements, dedications, or development right purchases.
- Implement **Performance Overlay Zones** to ensure adequate buffering between uses.
- Finalize an excavation limit line and coordinate phased zoning changes.



OPEN SPACE

- Designate all publicly owned foothill land as open space.
- Create and connect multiple trail systems, including the Bonneville Shoreline Trail and the Warm Springs Fault Trail, and preserve unique natural features.
- Apply open space zoning to trails, trailheads, and bench properties post-extraction.
- Secure long-term preservation through conservation easements or by purchasing development rights.



SITE ENHANCEMENTS & AESTHETICS

- Encourage landscaping and visual screening for industrial operations.
- Install gateway treatments and environmental art elements at corridor ends.
- Create a greenway along the east side of Beck Street.
- Add pedestrian infrastructure, including sidewalks, lights, and bus stops.



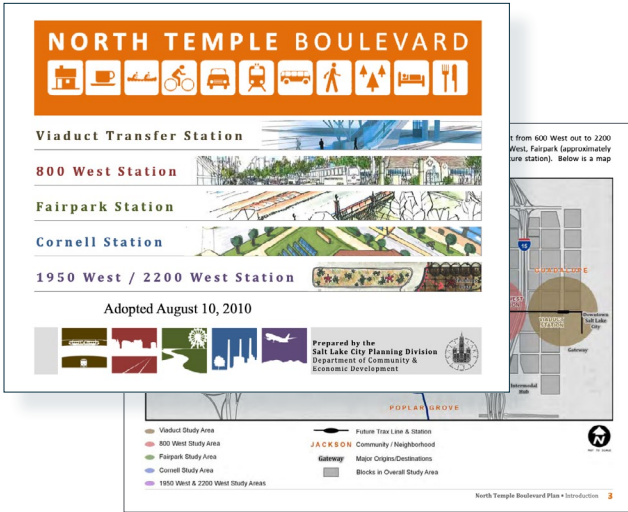
STANDARDS FOR THE INDUSTRY

- Require phased reclamation, slope stabilization based on site-specific risk.
- Establish revegetation and slope standards for extraction sites.
- Promote buffering between incompatible uses.
- Apply and monitor best practices to control air quality, noise, vibration, and soil contamination in compliance with City standards.
- Encourage on-site water recycling practices for concrete washout facilities and scrubber process water.



NORTH TEMPLE BOULEVARD PLAN

ADOPTED IN 2010



In 2010, Salt Lake City adopted a specific plan for the North Temple corridor.

The North Temple Boulevard Plan provides a framework for land use and urban design decisions that will be required as North Temple changes from an auto oriented street to a street that accommodates mass transit, pedestrians, bicyclists and automobiles, and provides transportation options for people of all ages and abilities.

The Plan is intended to provide direction regarding the community's vision for North Temple Boulevard.

The North Temple plan area is **approximately 2.5** along North Temple Street, from 600 West to 2200 West. The plan area is broken down into **5 smaller study areas**, called Station Areas. Only one Station Area – the Viaduct Station Area – is within the Capitol Hill Community Plan Area.

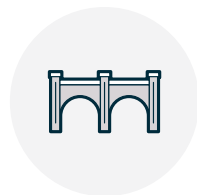
The following is a summary of the land use goals, policies and strategies from the North Temple Boulevard Plan overall, and the Viaduct Station Area within Capitol Hill.

This is a summary only; the 2010 Plan should be referenced for a more detailed discussion related to each summary point.



OVERALL PLAN GOALS

- Turn North Temple into a boulevard street that is the main street that connects neighborhoods to one another.
- Create compact, walkable, transit oriented neighborhoods around each station.
- Increase transit ridership.
- Improve the overall safety of the community.
- Establish guidelines for street design and connectivity that will accommodate all users.
- Create opportunities for affordable and accessible living options while increasing the residential densities near the stations by providing a mix of housing types.
- Provide for a diverse mix of uses and building types around the transit stations.
- Create long term economic stability to the station areas.



VIADUCT TRANSFER STATION AREA

BACKGROUND/PHYSICAL CHARACTERISTICS

The North Temple transfer Station incorporates an above grade TRAX Station with an at grade FrontRunner station and a local bus connection point. This station serves as the primary connection between Downtown and the neighborhoods along North Temple.

Over the last decade, this area has transformed into a vibrant, urban neighborhood influenced by the Gateway and major investments in the Guadalupe and West Capitol Hill neighborhoods.

STATION AREA VISION

The Viaduct Transfer Station Area will become a major regional destination and transfer station for commuters from the north and south and those traveling to the Salt Lake City International Airport. Future development will continue to create a vibrant, active, safe and well-connected urban center with a diverse mix of intense land uses.

The area will contain a rich mix of transportation options that attract people from the entire region. Major destination points within the station area will be enhanced and continue to provide a diverse mix of amenities for those that live, work, shop, dine or come to the area for entertainment.

STATION AREA TYPOLOGY

The Viaduct Transfer Station Area displays characteristics most commonly found in an Urban Center Station. This type of station area is generally served by at least three types of transit service, and includes a core, which exhibits the most intense level of development and mix of uses and the greatest density.

The transition areas are those areas that are further from the station (**up to 1/2 mile**), contain a less intense mix of uses and less residential density, although there may be very dense residential uses.



KEY CONCEPTS + RECOMMENDATIONS

The North Temple Viaduct Transfer Station area is unique because of its location in the City and the region. The viaduct and the railroad tracks divide the area into four quadrants and the station platforms are separated vertically. Each quadrant has its own identity and development issues. The northwest and northeast quadrants of this station area overlap the Capitol Hill Community.

Pedestrians, bicycles, automobiles and buses are all able to access the FrontRunner station at grade while an elevator, escalator, and stairs connect the FrontRunner Station to the TRAX Station on top of the viaduct. Because of this, overall connectivity is the key issue and challenge. To address this challenge, several key concepts and recommendations have been identified.

500 WEST, EAST OF THE TRACKS

Extend the 500 West Parkway to 300 North and eventually to 600 North to provide pedestrian and bicycle access to the transit station at North Temple and amenity space for adjacent development.

500 WEST, WEST OF THE TRACKS

This street should be improved to better connect the Guadalupe neighborhood to the transit station platform. Improvements should include lighting, curb, gutter, park strips, and sidewalks. A new midblock street should be added to 600 West between North Temple and 200 North.

200 NORTH

Extend access to the Viaduct Station Area along the 200 N right-of-way for pedestrians, cyclists, and cars.

EAST-WEST PEDESTRIAN CONNECTIONS

There are no pedestrian or bicycle connections from 400 West or 600 West, other than the North Temple Viaduct. For better connectivity, sidewalk connections should be added from the Viaduct to all four quadrants of the station area, but especially the 2 quadrants north of the Viaduct within the Capitol Hill neighborhood.

PUBLIC REALM/TRANSIT INFRASTRUCTURE

Infrastructure within this area should be designed to create a special place within the city and add to the unique nature of the station area.

CITY CREEK OPEN SPACE CONNECTION

The station area should connect the 500 West open space to the recommended City Creek corridor and continue west to connect to the Jordan River Parkway.



POLICIES

These policies are based on the future vision for the station area and are intended to guide future infrastructure improvements and land use decisions.

POLICY #1: DEVELOPMENT

Use proactive zoning tools and design guidelines to create a built environment that creates high quality projects that build on and enhance the station area assets. These regulations should focus on creating pedestrian-friendly environments while still accommodating automobiles.

New development near station areas should be dense and compact, while new development further away from the station and closer to low-density neighborhoods should be compatible and relate to existing development patterns.

POLICY #2: CONNECTIVITY

Development around station areas should be well-connected to adjacent neighborhoods and destinations by providing a wide range of transportation options. Transit networks should provide a safe, comfortable, and interesting environment for walking, cycling, and similar modes of transit.

POLICY #3: MIX OF USES

Intended to give people choices on where they live, what type of building they live in, where they are going to eat or shop, and how they get around. This can be accomplished by intensifying the mix of uses around the Viaduct Transfer Station, including commercial, office, residential, institutional, and entertainment. Uses should be arranged and placed in areas where they can take full advantage of the various transit modes.

POLICY #3: PLACEMAKING

Should be facilitated by a mix of uses, infrastructure, and amenities to create desirable and attractive places at each station area. The Viaduct and the open space underneath it should be recognized as important public space.

Public spaces should be designed for and allow a wide array of activities, contribute to the unique character of the area, and enhance the connections between the transit stations and nearby developments. Landscaping should be incorporated into the pedestrian and bicycle connections to the station area.

POLICY #4: DESTINATIONS

The station area should be enhanced as a regional destination and major entry point into the city. The existing destinations near the station area should be used to encourage future development.



KEY PROJECTS + FOLLOW UP ACTIONS

The vision of the North Temple Viaduct Station Area requires catalyst projects to bring it to fruition. These are projects that will have noticeable, positive changes on the community and encourage further development.

The following are key projects that have been identified in this plan:

- The area near the Viaduct Station should be rezoned to a more transit-friendly zoning district. The future zoning districts of the area should reflect the core, transitional, and stable areas identified in this plan.

- 500 West should be extended to the north under the viaduct in order to provide access to the rail station platform. This will improve direct access to the platform and contribute to the overall connectivity of the station area.
- 500 West is a paved street that is missing adequate curb, gutter, sidewalks, and landscaping. Improving the street will make the street function better and enhance the safety of all users.
- The station should be served by local buses, in addition to rail.
- Billboards restrict development opportunities on private property. In the surrounding area, no new billboards should be allowed, and all existing billboards should be removed. Future zoning regulations should prohibit new billboards from being installed.
- Supporting the arts in the community would help make the Viaduct Station Area unique and enhance a sense of identity. Public art, like murals and places where artists can display their work, should be implemented into the surrounding area.
- The city should continue to work with UTA, on the design of future stations and upgrades to existing stations, and connections between station areas.

