

## Guide to this Document

This section is intended to help the reader understand and navigate through this document. The Syracuse Town Center Plan is divided into the following main sections:

- Executive Summary – this section provides a brief summary of the Syracuse Town Center Plan.
- Vision – this section provides a summary of the future for the Syracuse Town Center Plan.
- Introduction and Background – this section provides a description of the history of the Plan and a description of the development of the Syracuse Town Center Plan.
- Town Center Plan Goals and Objectives – this section outlines the objectives of the plan and strategies to assist the community in the implementation of the objectives.
- Development Plan and Design Guidelines – This section provides detailed descriptions of the land use philosophy and guidelines directing the use of the land. In addition, it will direct the type, style and design of development within the Syracuse Town Center Plan.
- Administration and Plan Review– this section contains the provisions for development processing.
- Dark Store Policy and Warranty Bond Requirement – policy for reuse or removal or vacant structures.
- Appendices:
  - A-Street Tree List
  - B-Economic Analysis
  - C-Traffic Study



# Purpose

## **Purpose and Intent**

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

The plan is to define and preserve a sense of community by promoting Syracuse's heritage, focusing civic functions downtown, quality mixed used activities and enhancing pedestrian amenities. The City currently has reason to develop and implement a master plan of the area encompassing 1700 south and 2000 west fore the majority of the land is vacant, ready for development. The basic intent of the Town Center Plan is to establish a high-quality mixed use and integrated residential, commercial and civic area with multi-purpose open space and trail way system linking the City's master planned trail system.

Flexibility should be a guiding value in the design and development of the area. However, standards and guidelines contained in this document are intended as examples of types of detailed direction given to developers, decision-makers and City Staff. All parties involved in development will use the guidelines to implement the Syracuse Town Center Plan. While the entire Town Center Plan is adopted by resolution to establish clear policy direction and is part of the Syracuse General Plan, Section IV Land Use Plan and Design Standards is adopted by ordinance to provide land use regulation.

All development, projects/changes, and new uses shall be subject to the review procedures and provisions of this document, City of Syracuse Zoning Ordinance, and to the provisions of the City's General Plan. The City's zoning ordinances are utilized for certain aspects, such as parking, while the Syracuse Town Center Plan is uniquely tailored to the intent and character of the purposes outlined in this section.

## **Public Participation History of Plan Development**

The Syracuse Town Center Plan has undergone an intensive program to elicit input and comments from interested citizens, developers, affected agencies, and property owners. The following history identifies the public participation program for the Syracuse Town Center Plan:

- Wilf Sommerkorn of Davis County City Community Development envisioned a concept of the area during economic development meetings with the City. City Staff and Davis County staff initiated organization of funding sources and identified an initial plan outline. Organized through the Mayor, an invitation process for a citizen Town Center Plan committee was formed and commenced.

- Town Center Committee and Visioning Participation – Kicking off the development of this project, the City Staff and City Planning Commission members, Mayor, UDOT, involved landowners, and the Citizens Town Center Committee provided their vision for the future use and development of the plan area. Matching funds were submitted from Envision Utah \$5,000, Davis County COG - \$10,000 and Syracuse City contributed \$7,500 payment and \$7,500 through “in-kind” services.
- Design Charette – Several meetings were held to discuss issues and opportunities, including: infrastructure and services, land use, transportation and traffic mobility, property owners interests, future housing options, design guidelines, and review of alternative design options. (Bi-monthly meetings - March 2002 to August 2002) Information was reviewed and refined by the Town Center Committee.
- Landowner Input – Two of the scheduled meetings were held to gather input from the limited landowners and stakeholders relative to the plan and implementation. (April 16, 2002 & May 21, 2002) A few land owners were involved throughout as members of the Town Center Committee.
- Design Review Workshop – This workshop provided a summary of the preferred concept plan, design guidelines, and significant issues, opportunities, and constraints facing future uses and development of the plan area. (June 4, 2002 & June 18, 2002)
- Citizen Open House Meeting – An Open House meeting for residents was utilized to gather public input and provide comments on two proposed development options for the plan area. Input was used to integrate the two options of the design proposals into the groundwork for the preferred plan – design option C. (July 16, 2002).
- Planning Commission/City Council Public Hearings – Throughout the Town Center Plan process the Planning Commission members attended the Town Center Committee meetings to give valuable input to the City Staff and Town Center Committee. On September 3, 2002 the Planning Commission held a public hearing to gather citizen comment on the Town Center plans. On July 30, 2002 the City Council received a review of the proposed plan options by City Staff. On October 8, 2002 the City Council held a public hearing to evaluate the two development options preferred by the Town Center Plan Committee and to gather citizen direction for the ultimate shape and content of the Town Center Plan. Initially, the City evaluated two land use alternatives, (July 16, 2002 to August 6, 2002) which are detailed in the preliminary plans on file with City. The City then reviewed a revised Preferred Town Center Plan (option C) and development assumptions on November 19, 2002.

- Adoption – The Syracuse City Planning Commission was presented the document for review and comment on February 18, 2003. The City of Syracuse formerly adopted the Syracuse Town Center Plan on March 11, 2003.