

SECTION IV: THE SYRACUSE TOWN CENTER PLAN

The Syracuse Town Center Plan

As the Town Center Plan Committee and landowners reviewed various options and recommendations presented, an overriding concern emerged. The concern that proposed development in the project area would become a large and sprawling commercial development was not in the best interest of Syracuse City's future and that the area should be looked at more carefully in order that smart growth principles could be utilized in any type of development. Through the subsequent meetings and citizen input, a final illustrative plan was produced that meets the objectives of the Town Center Plan and uses smart growth principles.

As discussed earlier, the Town Center Committee included a series of goals and objectives. However, most often the focus of discussion was on the maps included in the plan. In planning the design and interactions of the Town Center; land use goals and objectives clarify or in some way, modify the information included on the maps or illustrations recommended by the Committee. The illustrative plan should not be seen as a blueprint for development, nor is it a panacea for every issue that may develop in the area. It provides a framework for decision-making and represents a collective vision for the area. The primary concern will be quality of development and connectedness throughout the area and into the overall circulation of pedestrians and traffic that will integrate the commercial and residential development.

Land Use Plan

The Syracuse Town Center Plan will be the "community core" of Syracuse City located around 1700 south and 2000 west. In the northwest area the major land use will be commercial retail activity fronting the intersection. The property to the west of this commercial area will be a residential neighborhood. This residential area is approximately 10 acres of land situated east of 2500 west and a smaller area south of Syracuse Elementary. The street system needs to be attached among uses and the area function as a community rather than a collection of subdivided uses.

The south portion of the project is retail commercial activity, medical services, and civic services. The City has initiated development within the south east area of the Town Center plan east of 2000 west constructing City Hall, Emergency Services Building, Museum and Library with several acres remaining vacant for expansion and other public buildings. Medical services are on the southern end of the project. On the Southwest corner of the intersection, vacant land will be commercially developed. Again, connectivity to the other areas of the project is considered vital to its success.

The northeast area of the intersection will be commercial retail, minor multi-family development with some open space park area.

One of the major discussion points with the Committee was a proposal to develop within the Town Center Plan a traffic circle within 2000 west and 1700 south intersection. However, Fehr & Peers transportation consulting performed a traffic study on the intersection and ruled out the option for a traffic circle due to future build out volumes of traffic. However, connectivity with the different areas of the plan remained a focus of the Committee. To this end, the committee recommended development of some type of gateway feature on each corner of the intersection that will contribute to connectivity between the parcels to assist the development with creating a sense of community. The intersection was also identified to have a unique pavement design to further identify Syracuse City. Coordination efforts with UDOT will be pursued prior to right-of-way widening. The design objectives and goals of the plan area, including the features of the intersection, are illustrated in figure 4 below.

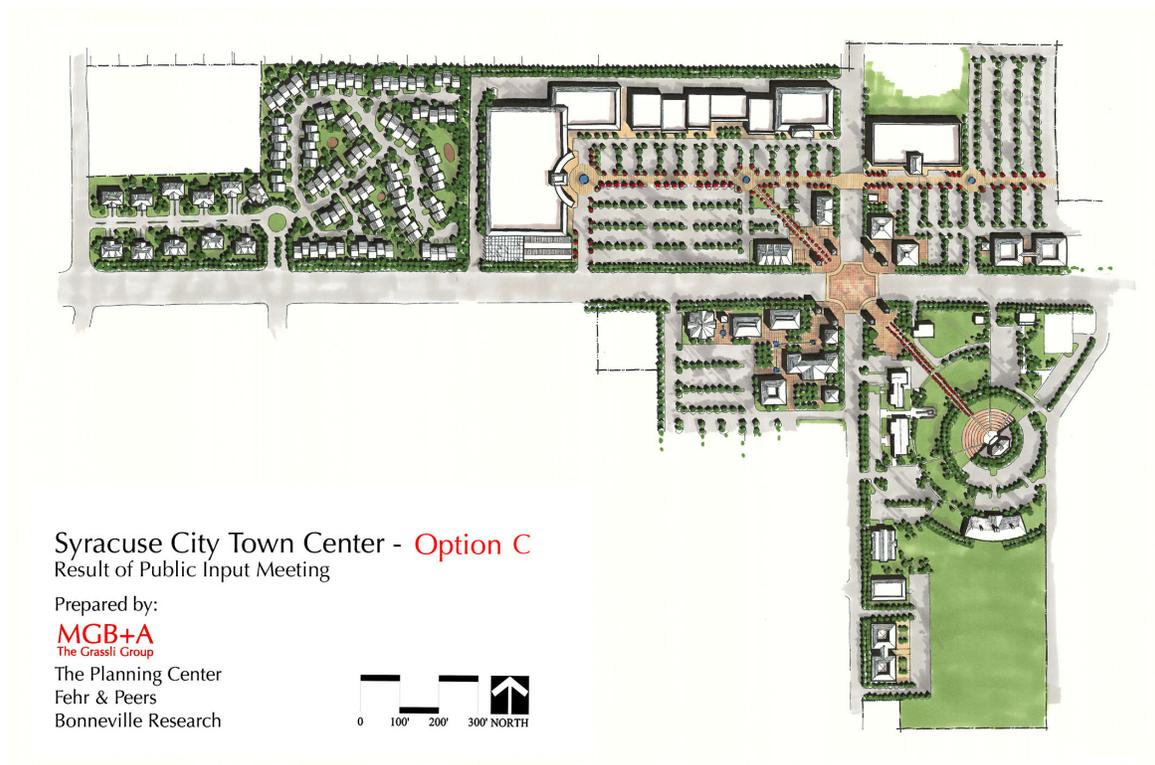


Figure 4 – Syracuse Town Center Option C (preferred).

Goal: Community Core

Establish a recognizable Syracuse City town center core, “Downtown” area that includes a mix of housing, commercial, open space, civic buildings such as government services and medical services. To this end, the Town Center Committee adopted two objectives that will assist in creating the “downtown” area of Syracuse.

Objective

- 1. To encourage the development of a community core for the Syracuse Town Center plan area.**

The Syracuse Town Center provides an excellent opportunity to create a true community that includes commercial, public, residential and open space land uses. The community core needs to be located as the central focal point of the community and at the intersection of two major streets. This makes 2000 west and 1700 south intersection the suitable choice.

Strategies

1. Develop and adopt the Town Center Plan to accommodate development of the 2000 west 1700 south intersection.
2. Encourage opportunities for shopping housing, government services and employment to be in closer proximity to each other.
3. Create an area that will function as a place to shop, recreate, dine, live and work providing a walkable community.
4. Promotion of Syracuse to Antelope Island visitors and residents.

Goal: Residential Design and Architecture

The Syracuse Town Center Plan residential areas have been perceived by many as the place where affordable housing will occur. The concept of affordable has generally equated to poor quality and design. The reality is that the residential area needs to be developed as quality unique neighborhood not a collection of unrelated and unconnected single and or multi-family housing subdivisions. In order to accomplish this, there will need to be a commitment on the part of developers and the City to keep the vision of a high quality community as the central focus. The City shall develop zoning ordinances in order to accomplish this vision. Additionally, it is important to include and accommodate a mixture of styles in single and two family homes.

Objective

- 1. Develop higher density residential development with walkable access to the town center that meet the needs and desires of their owners and residents, while contributing to the overall neighborhood character of the area.**

Approximately 10 acres on the west side of the proposed plan will support higher density residential units. This development will be an attractive quality development that will include a mix of housing styles and structures on single or two family building lots. The committee recommended town homes, or twin family homes for retired individuals utilizing a home owners association with functioning development amenities, such as open space, tree lined streets, traffic circles, trails that link to the City trail system, unique lighting, etc. In addition, it is very important that garage doors and driveways do not dominate the front facades of residential areas. Consideration of garage setbacks and detached garages should be considered for small lots. These amenities contribute to a desirable and stable neighborhood.

Strategies

1. Develop and adopt ordinances that allow the development of smaller lots in order to preserve open space and provide development amenities.
2. Locate neighborhood facilities such as schools, parks, commercial services, municipal services, etc. within walking distance of residential areas.
3. Utilize public facilities such as recreation centers, schools, and parks as the terminus for streets to create a focal point.
4. Locate higher density housing adjacent to commercial areas to promote walkable neighborhoods and assist in retaining commercial activity.
5. Develop ordinance language that provides opportunities for a mix of lot widths to encourage a range of housing styles.
6. Consider establishment of surfacing materials, minimum and maximum driveway widths and techniques such as rear entry designs.
7. Develop garage front façade percentage standards for residential development.
8. Review the concepts included in the “Design Guidelines” in developing ordinance language for residential architectural design consideration.
9. Establish material standards for residential development.
10. Provide incentives for developers to provide high quality architectural materials and design.