

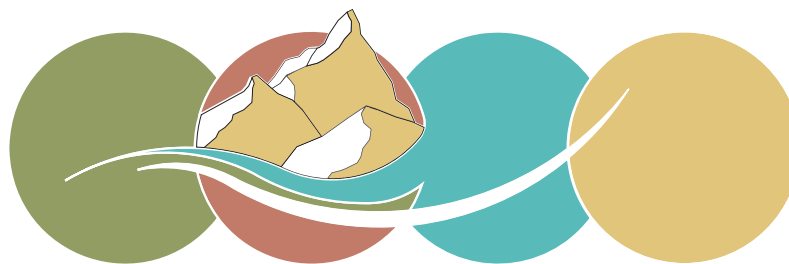
JOIN US!

BIG
IDEAS

Event Series

- ✓ *All ages welcome*
- ✓ *Refreshments provided*

WELCOME



MILLCREEK
T O G E T H E R

The plan for how we live and grow

HOW TO PARTICIPATE TODAY

- Learn about the process, Vision, and what has been accomplished to date at the Background Station.
- To begin, pick an Opportunities Station. In order to provide an overview of each topic, we will switch stations every 15 minutes.
 - Station 1: Neighborhoods and Culture (15 minutes)
 - Station 2: Enhanced Connectivity (15 minutes)
 - Station 3: Outdoor Lifestyle, Health, and Sustainability (15 minutes)
 - Station 4: Economy and Vibrant Gathering Areas (15 minutes)

Discuss with your group what ideas you think are most feasible for the future, answer the key questions, and add your additional ideas to the maps.

- Take the Opportunity Area Visual Preference Survey to select what new development/redevelopment might look like at each of the opportunity sites.

YOU CAN ALSO PARTICIPATE ONLINE.

Find the survey on the Millcreek Together project website.

MEETING-IN-A-BOX

Would you like to host your own conversation among your friends and neighbors and provide feedback on the general plan? Download your kit today or grab some extra booklets before you leave.

MILLCREEKGENERALPLAN.COM



PROJECT OVERVIEW

PLAN BACKGROUND

What is a General Plan?

The Millcreek General Plan is the primary planning document for the community.

- It is a long-term vision that becomes a plan with strategies to accomplish that vision;
- It shapes decisions related to new development, redevelopment, City programs, and services, and focuses on enhancing the City's long-term vitality.

THE GENERAL PLAN IS:	THE GENERAL PLAN IS NOT:
✓ A Statement of Vision	✗ A Zoning Ordinance
✓ A Set of Community-Wide Goals	✗ A Rigid/Static Document
✓ A Decision-Making Guide for Development	✗ A City Budget
✓ A Framework for More Specific Planning	✗ A Parcel-Specific Policy Statement

Why does Millcreek need a General Plan?

The General Plan will integrate planning efforts to create a roadmap for the future of Millcreek through new and transformative ideas and recommendations.

- The General Plan is an effort to...
 - Accurately address current standards, goals, and future needs.
 - Engage with the public and determine what the community needs and priorities are.
 - Define measurable and realistic implementation strategies to achieve the community's vision.
 - Guide the future of the City for the next 20 years.

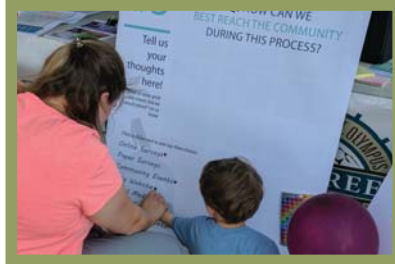
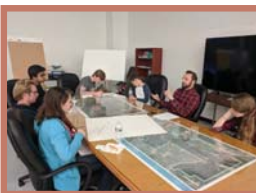
How can you stay involved?

Millcreek Together is a 12 - 18 month initiative that engages the public in defining a shared vision for the City. Join us at each stage through in-person meetings or online surveys!



PROJECT OVERVIEW

WHERE HAVE WE BEEN?



- August
 - All 2017 Venture Out Events*
 - Night Out Against Crime*
Project Introduction Booth
Evergreen Park
 - Venture Out! Community Dinner*
Survey Handout
Historic Baldwin Radio Factory
 - Parley's Trail Ribbon Cutting*
Flier handout and project introduction
Tanner Park
- October
 - Millbreaks in the Park*
Visioning Booth
Canyon Rim Park
 - Olympus Hills Trunk or Treat*
Visioning Booth
Olympus Hills Shopping Center
 - Flier Handout*
Distributed fliers announcing visioning open houses and survey
All throughout Millcreek
- November
 - Canyon Rim Citizens Association*
Visioning Open House
Christ United Methodist Church
 - East Mill Creek Community Council*
Visioning Open House
Millcreek Community Center
 - Millcreek Community Council*
Visioning Open House
Millcreek Activity Center
 - Mount Olympus Community Council*
Visioning Open House
Citrus Grill
 - What Matters to Youth?*
Youth Workshop
City Offices
 - Sunnyvale Farmers Market*
Visioning Booth
Sunnyvale Park





OUR COMMUNITY VISION

Key Highlights

What is a Vision?

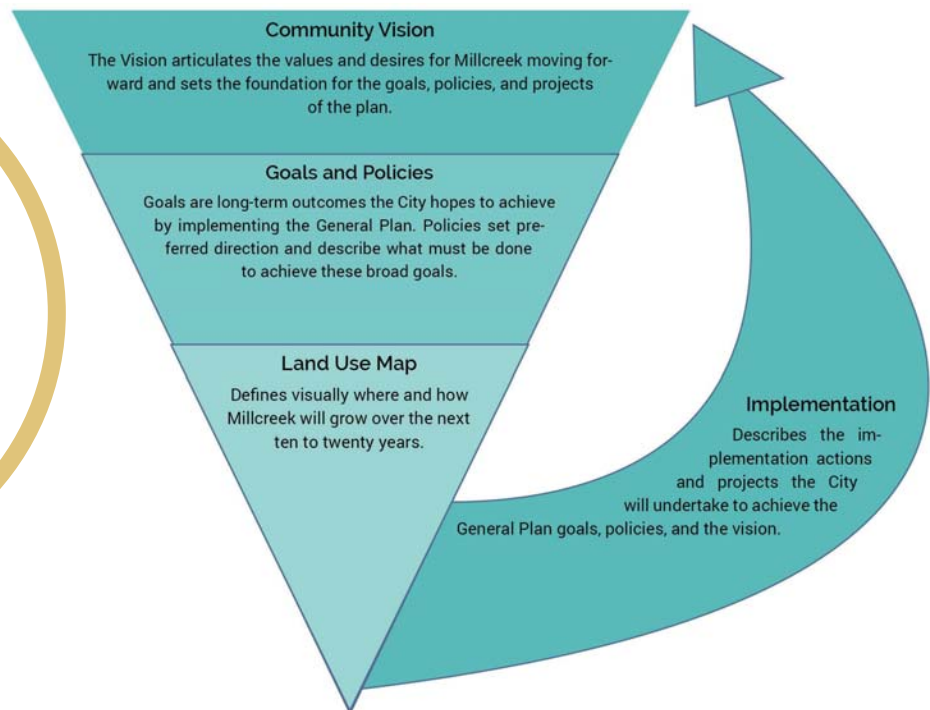
Vision statements reflect the ultimate picture of what a community desires to become in the future. Community visioning is the process of developing consensus about what future the community wants, and then deciding what is necessary to achieve it.

Vision Statements:

- are positive
- show Millcreek's uniqueness
- are inclusive of Millcreek's diverse population
- focus on people and quality of life
- think big!

How will the Vision be used?

As described below, the Vision sets the foundation for the rest of the General Plan, so this is a very important step in the planning process.





OUR COMMUNITY VISION

Unique Neighborhoods

“Millcreek is a City of proud, stable, and emerging unique neighborhoods grounded in a variety of home types, vibrant gathering areas, and access to quality community amenities.”

Thriving Economy

“Millcreek’s economic diversity thrives by being inviting, supporting local businesses, attracting an innovative and adaptive workforce, investing in amenities that promote a better quality of life, and encouraging a range of business sizes and types.”

Vibrant Gathering Places

“Millcreek’s centers are the heart of community activity characterized by walkability, unique spaces, commercial areas, and a community character anchored in its neighborhoods.”

Enhanced Connectivity

“Millcreek strives to offer a range of pedestrian, bicycling, transit, and vehicle transportation choices through a cohesive network of safe and reliable streets and trails that connect all residents to their destination.”

Thriving through Health and Sustainability

“Millcreek supports environmental and human health by providing access to local food, active transportation options, improved local water and air quality, and other sustainable practices for future generations.”

Outdoor Lifestyle

“Millcreek is the gateway to recreation with opportunities from the Wasatch Mountains to the Jordan River, including majestic views of the mountains, expansive parks, and accessible trails, creeks, and open spaces.”

Enriched Culture

“Millcreek promotes the arts, culture, and education as essential parts of an engaged community and life-long learning.”



*Opportunities
Station
1*

UNIQUE NEIGHBORHOODS

What we've Heard...

- That not everyone has access to the type of housing that meets their needs.
- Concerns about the rising cost of housing.
- Concerns about loss of neighborhood character.

What can we do?

How?

1. Identify the elements of each neighborhood's unique character and develop strategies to protect them.	<ul style="list-style-type: none"> • Maintain and improve residential building compatibility standards. • Make sure the subdivision code (flag lots) matches the regulation's intent.
2. Balance property owner and community desires to create a sense of place for neighborhoods.	<ul style="list-style-type: none"> • Create design guidelines that address distinguishing characteristics such as scale, setbacks, and streetscapes. • Create neighborhood identity through signage and distinctive street furniture standards, street lighting, sidewalks, and landscaping.
3. Consider adding new units to existing neighborhoods through accessory dwelling units (ADUs) and/or tiny homes.	<ul style="list-style-type: none"> • Revise the City code to address the number, locations, configurations, and development standards for ADUs. • Conduct a pilot program for ADUs in select locations to determine compatibility.
4. Create mixed-use residential and neighborhood- commercial districts in appropriate areas of the City that complement well established neighborhoods located nearby.	<ul style="list-style-type: none"> • Revise the City code to allow for neighborhood-scale mixed use districts. • Implement a 'retrofit strategy' to improve and better utilize existing buildings. • Pursue Community Development Block Grants or Tax Increment Financing for facade improvements. • Revise the City codes and public works standards to make it easier to build compact, mixed-use developments with complete streets (streets that provide for vehicular, pedestrian, and bicycle transportation).
5. Identify barriers and incentives to encourage a variety of living options (condos, row homes) for all income levels.	<ul style="list-style-type: none"> • Encourage mid-scale, mid-priced housing types in transition areas between single-family neighborhoods and higher-density target development areas. • Design and development incentives for the inclusion of affordable housing.

Are we heading in the right direction?

Missing the Mark

Needs Work

On Track



*Opportunities
Station
1*

ENHANCED CULTURE

What can we do?

How?

*What we've
Heard...*

- That Millcreek’s diverse culture is an asset that should be celebrated.
- That community events are a contributing factor to Millcreek’s quality-of-life.
- That arts and education are essential components of a complete community.

1. Attract cultural amenities such as museums, performance venues, galleries, interpretive trails, etc.	<ul style="list-style-type: none"> • Understand the variables and decision-making of galleries and arts venues with regard to locations. • Explore potential incentives to locate in Millcreek. • Use existing venues to obtain traveling shows from arts and music organizations.
2. Support culture and heritage festivals, including the Venture Out.	<ul style="list-style-type: none"> • Identify venues for cultural and heritage festivals and events. • Incorporate event planning functions into City administration.
3. Encourage an entertainment district within the City.	<ul style="list-style-type: none"> • Identify potential locations for an entertainment district. • Develop regulations that allow for a variety of uses in a district, with emphasis on building scale and pedestrian connections to encourage street life.
4. Enhance community pride through celebration of Millcreek’s social events.	<ul style="list-style-type: none"> • Investigate new ways to provide consistent messaging including apps, kiosks, and interactive art. • Equally distribute events throughout the City.
5. Encourage a more equal distribution of schools, or additional charter schools in Millcreek.	<ul style="list-style-type: none"> • Partner with Granite School District and current and proposed private schools and preschools.
6. Support after school programs, nutrition programs, and other initiatives.	<ul style="list-style-type: none"> • Support the Millcreek Promise Program.

Are we heading in the right direction?

Missing the Mark

Needs Work

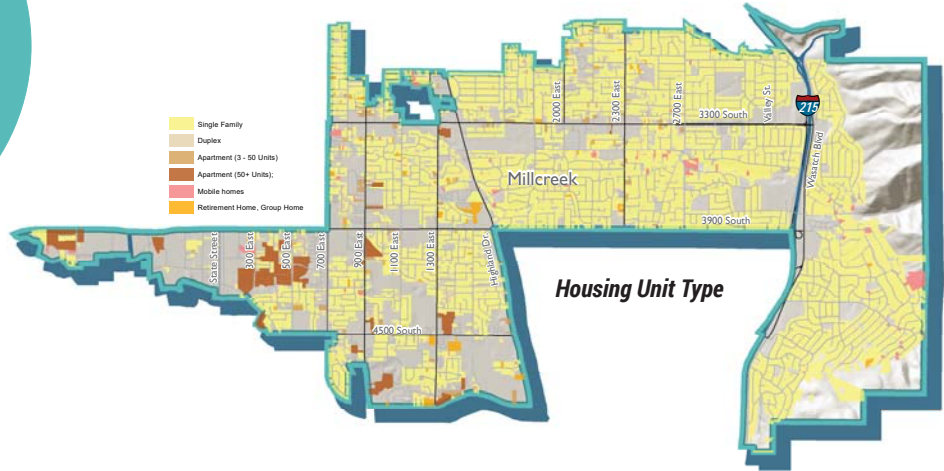
On Track



Opportunities Station

1

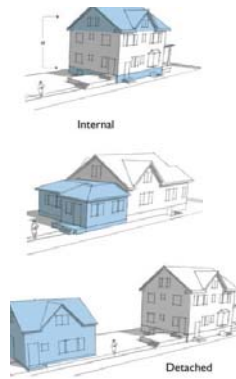
Key Information to Consider



Affordability

Although Millcreek has a fairly diverse inventory of housing types, there is a significant lack of units affordable to households below 50 percent of the Area Median Income of \$73,800 (AMI), 1,823 excess units (above the amount needed) affordable at up to 80 percent of AMI, and 1,378 excess units above 80 percent of AMI, indicating that many low- to moderate-income households in Millcreek are living in units that are not affordable.

Accessory Dwelling Units



An accessory dwelling unit is having a second small dwelling right on the same grounds, or attached to or inside, your regular single-family house, such as:

- an apartment over the garage
- a tiny house (on a foundation) in the backyard
- a basement apartment

ADUs can provide affordable housing choices for singles and seniors, and increase residential density without dramatically altering neighborhood fabric. Regulations would need to consider parking impacts, infrastructure requirements, and overall neighborhood compatibility.

Neighborhood History

The history of Millcreek Township is closely linked with the modern history of the Salt Lake Valley. As the area was explored by the first pioneers, Millcreek Canyon was discovered as a source of water and timber, spurring informal development along the creek and eventually leading to the establishment of scattered agricultural farmsteads further afield. The area remained rural and undeveloped until the mid-20th century, when the shortage of housing at the end of World War II (WWII) led to the establishment of residential subdivisions.

The historic character of Millcreek expresses how the township developed into what it is today. From the fragments of old stone mills and bridges along the Mill Creek, and the remnant trees and fences of old farms and orchards, to the clean lines of mid-century subdivisions, past patterns, materials and methods provide a rich precedent for establishing a pedestrian realm that is vibrant, responsive and connected to the area.

Millcreek Heritage

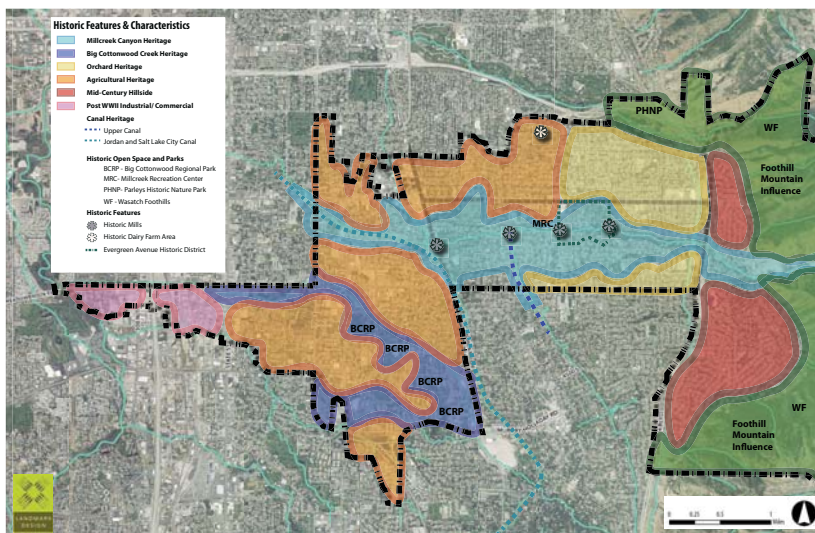
Stretching from the mouth of Millcreek Canyon to the Jordan River, this area is marked by the large native trees and shrubs that line the river; remnant stretches of stone walls used to reinforce the river banks; and the remains of the old mills that dotted the area.

Big Cottonwood Heritage

Similar to the conditions in the lower reaches of Mill Creek, this area is defined by the tall trees and mature vegetation that lines the lower banks of Big Cottonwood Creek just before it joins the Jordan River on its journey north to the Great Salt Lake.

Orchard Heritage

Although few examples remain, the upper slopes of the east bench were scattered with large fruit orchards and berry patches prior to being developed as residential neighborhoods following WWII.



Agricultural Heritage

The middle slopes of the township were scattered with large farmsteads, including several dairies. Remnant roadways, tree rows and structures remain in a few locations, although most were lost when the area developed into residential neighborhoods before and after WWII.

Mid-Century Hillside

The steep slopes of Olympus Cove and the Bonneville Shoreline were largely undeveloped until the 1960s, at which time large homes were developed along a system of winding roadways. Perhaps the most unique aspect of these neighborhoods is the lack of sidewalks and street trees, and attempts to incorporate Gambel Oak, other native stands of vegetation and natural hillside features into the landscape.

Post WWII Industrial/Commercial

Stretching primarily from State Street westward to the Jordan River is an industrial/commercial zone with few discernible historic features. However, the areas east of Interstate 15 are generally older than those areas west of the freeway, often including iconic buildings and signs representative of the area they were developed.

Canal Heritage

Segments of the Upper Canal and the 28-mile-long Jordan and Salt Lake City Canal extend north-to-south through the township. The adjacent neighborhoods are generally laid out in response to these features, and in many ways are defined by the geometry of the canals and the trees and vegetation that line their edges.

Dairies and Farms

The remnants of at least two old dairies are located on historic homesteads near Millcreek/2100 East and 3000 South/2100 East. Key infrastructure elements include walls, fences and old roadways.

Key Historic Features and Sites

Several mills were constructed along the Mill Creek banks, the earliest being sawmills located near the present-day intersection of Highland Drive and Murphy's Lane (3605 South). Another important structure is the Neff Gristmill, which was located along the creek near 2600 East. These and other mills produced much of the lumber for early homes and businesses throughout the valley, and often included era-representative stone bridges, culverts, walls and wooden fences.

Evergreen Avenue Historic District

Stretching from 2300 East to 2700 East and 3300 South to Neff's Lane, nearly 150 homes are identified as being historic or contributing to the historic character of this district. In addition to the eclectic mix of homes, the area also includes era-representative lanes, retaining walls, stone-lined irrigation ditches, head gates and out-buildings.

Historic Open Spaces & Parks

Millcreek Recreation Center
This park is located on the site of an old farmstead.

Big Cottonwood Regional Park
Composed of four distinct park sites, this large park encompasses historic wetlands, farms, ponds, mature tree rows, old woodlands, pathways and other historic landscape features.

Parley's Historic Nature Park
Stretching from 2700 East to the mouth of Parley's Canyon, this area encompasses the remnants of the old Park City Highway, in addition to segments of a historic aqueduct, stone walls and a remnant wine cellar.

Wasatch Foothills
The steep slopes provide a glimpse of how the Wasatch Mountains may have appeared when settlers first arrived. Mature stands of Gambel Oak, Sumac, Mountain Mahogany and Rocky Mountain Maple are indicative of the vegetation that has evolved here over thousands of years.

Walk Millcreek

Key Question

Where are the unique neighborhood areas? What makes them unique? Outline them on the map and describe them here.

Would you support inclusion of Accessory Dwelling Units and/or Tiny Homes in Millcreek?

Encourage a variety of living options (condos, row homes) for all income levels.



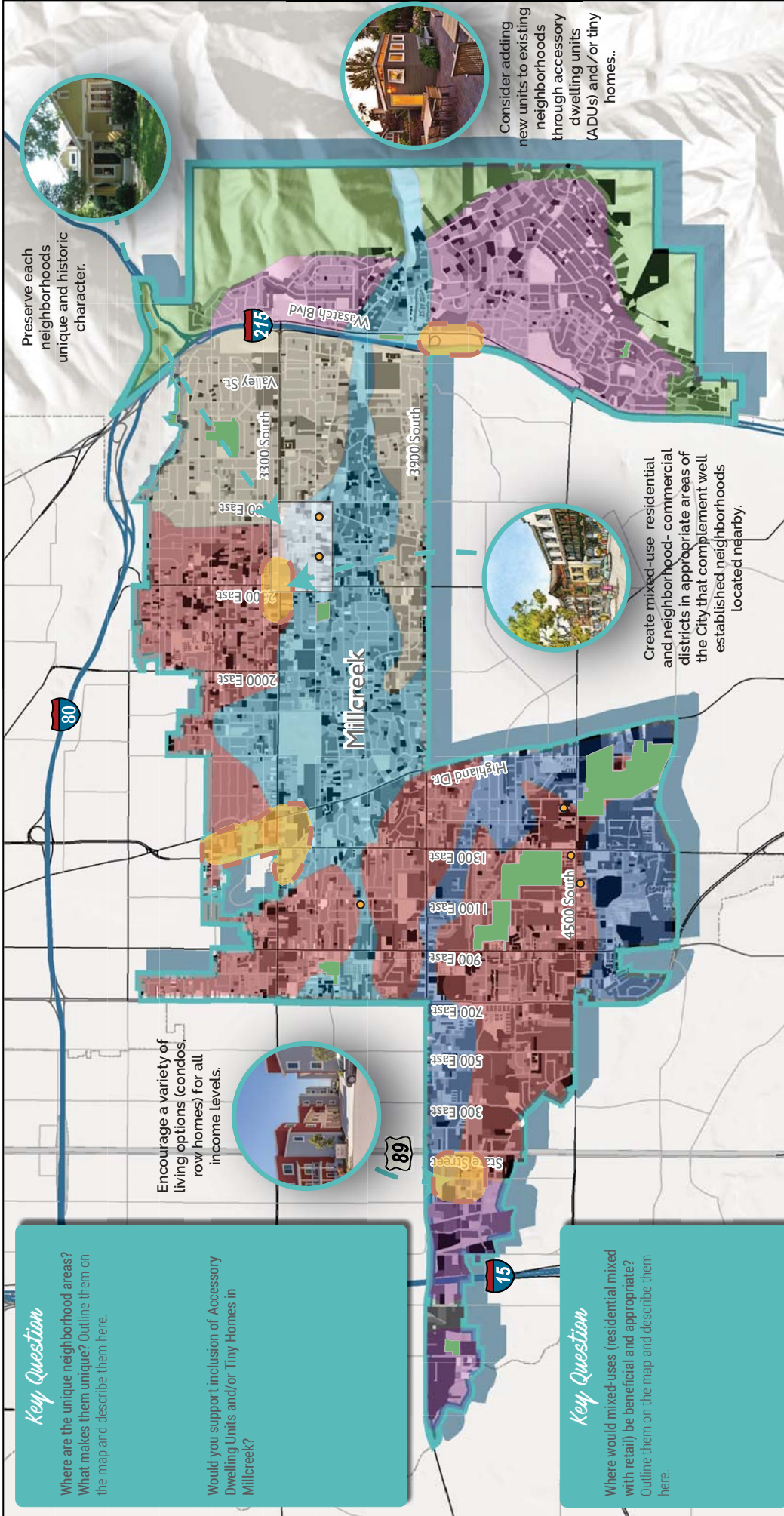
Preserve each neighborhood's unique and historic character.



Consider adding new units to existing neighborhoods through accessory dwelling units (ADUs) and/or tiny homes..



Create mixed-use residential and neighborhood- commercial districts in appropriate areas of the City that complement well established neighborhoods located nearby.



Neighborhood Heritage

- Agriculture
- Big Cottonwood Creek
- Foothill Mountain
- Mid-Century
- Millcreek Canyon
- Orchard
- Post WWII Industrial

Year Built

- 1800's
- 1900-19'
- 1920-39'
- 1940-59'
- 1960-79'
- 1980-99'
- 2000-Present

Potential Mixed Use

- Park
- Evergreen Ave, Historic District
- Historic Site

0 0.25 0.5 1 1.5 Miles

Unique Neighborhoods

Key Question

Where would mixed-uses (residential mixed with retail) be beneficial and appropriate? Outline them on the map and describe them here.

Source: 2015 Walk Millcreek Manual, 2017 Salt Lake County Assessor, National Register of Historic Sites

Key Question

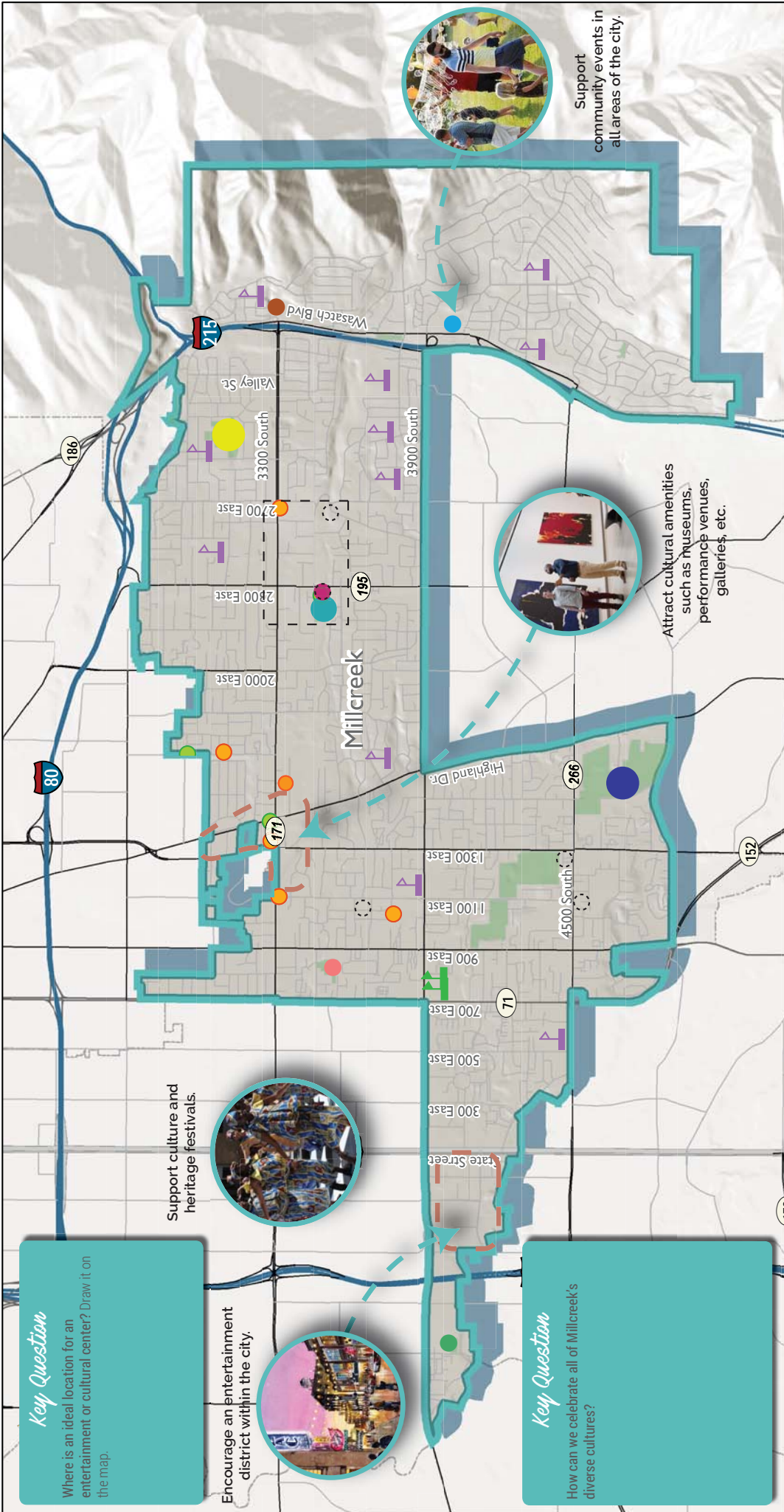
Where is an ideal location for an entertainment or cultural center? Draw it on the map.


Support culture and heritage festivals.

Encourage an entertainment district within the city.


Key Question

How can we celebrate all of Millcreek's diverse cultures?

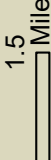




MILLCREEK
ASSOCIATION











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











0 0.25 0.5 1 1.5 Miles

Existing Conditions

-  Dance Studio
-  Art Gallery
-  Parks
-  School
-  University
-  Historic Site
-  Historic District
-  Potential entertainment/-cultural district

2017 Community Events

-  1 Event Per Year
-  Historic Baldwin Radio Factory
-  Olympus Hills Shopping Center
-  Scott Avenue Park
-  Sunnyvale Park
-  Eastwood Elementary
-  2 Events Per Year
-  Evergreen Park
-  3 Events Per Year
-  Big Cottonwood Park
-  Canyon Rim Park

Enhanced Culture

*Opportunities
Station
2*

ENHANCED CONNECTIVITY

*What we've
Heard...*

- That residents want the City to be more walkable, bikeable, and mass transit friendly.
- Residents would like greater walking and biking accessibility throughout the City.
- That key corridors should be visually and functionally enhanced.

What can we do?

How?

1. Actively plan for bus rapid transit, light rail, and/or a street car on key corridors.	<ul style="list-style-type: none"> • Accommodate future transit expansion through adoption of street standards that can accommodate transit.
2. Begin to implement complete streets (where appropriate), designed to equally prioritize walking, biking, and driving when updating the street network.	<ul style="list-style-type: none"> • Revise street cross sections to achieve desired results. Consider regulating traffic flow with roundabouts at key intersections, and construct protected bus shelters to shield transit riders from the wind, rain, and snow. • Improve pedestrian and bicycle access to parts of the City that are separated by I-15 and I-215.
3. Increase bicycle and pedestrian access between parks and key destinations (town centers, library, schools...).	<ul style="list-style-type: none"> • Build east-west bike routes connecting Wasatch Boulevard to the Jordan River Trail and north-south to the PRATT trail. • Create a bike route plan and map. Consider north-south bike routes that tie into the Salt Lake City, Holladay, Murray, and South Salt Lake bike routes.
4. Improve the visual image of the community by enhancing the look and feel of major corridors and protecting scenic view sheds.	<ul style="list-style-type: none"> • Identify important corridors and viewsheds. • Explore the use of special taxing districts or CRAs to generate funding for corridor enhancements. • Evaluate current codes for opportunities to improve corridors and viewsheds.
5. Connect currently segmented sidewalks in priority locations (to schools and activity centers) to create a seamless system of pedestrian paths.	<ul style="list-style-type: none"> • Utilize the Walk Millcreek Manual as a source for priority sidewalk connections. • Investigate Safe Routes to School as a potential funding source.
6. Improve streetscape aesthetics on major roadways by incorporating decorative paving, street trees, landscaped medians, under-grounding utilities, pedestrian and vehicular lighting, and street furnishings infrastructure.	<ul style="list-style-type: none"> • Create Street Lighting Plan. • Streetscape Improvement Plan. • Street Tree Plan.
7. Consider alternative modes of transportation such as electric bikes, Uber, carpool lots, dedicated bike infrastructure, bike shares, or taxis.	<ul style="list-style-type: none"> • Research the feasibility of a GREENbike system connecting activity centers to other destinations. • Ensure bike infrastructure is included and considered in new building.

Are we heading in the right direction?

Missing the Mark

Needs Work

On Track



Opportunities Station 2

Key Information to Consider

42,148

commute into Millcreek every weekday for work, adding to the complexity of Millcreek's transportation challenges.

Walk·a·bil·ity

(noun)

The extent to which the built environment is friendly to the presence of people living, shopping, visiting, and spending time in the area. Scores are out of 100.

62 → 

55%

of safe routes to school in Millcreek are on streets without sidewalks.

What are Complete Streets?



Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations. There is no singular design prescription for Complete Streets; each one is unique and responds to its community context. A Complete Street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

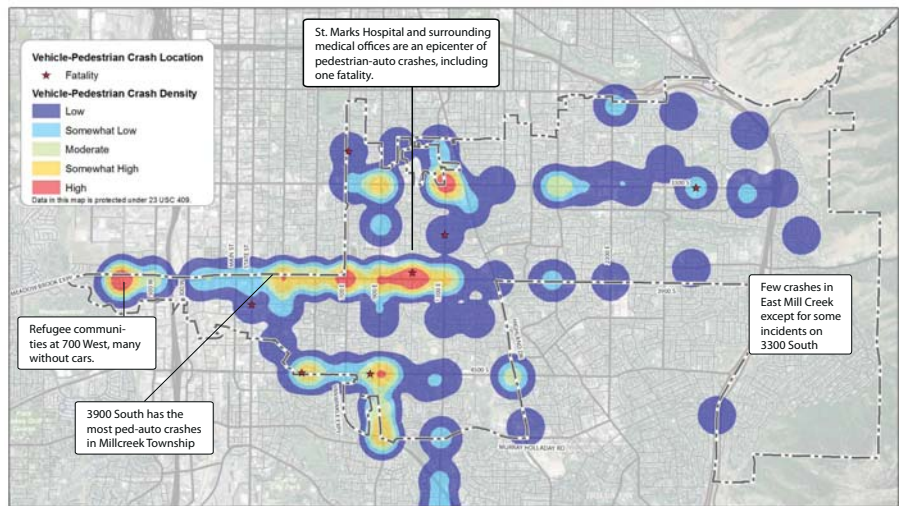
What is a sidepath?

A sidepath is a two-way shared-use path that is physically separated from motor vehicle traffic and used by bicyclists, pedestrians, and other non-motorized users. Sidepaths are a type of shared-use path constructed parallel to existing streets within the right-of-way.



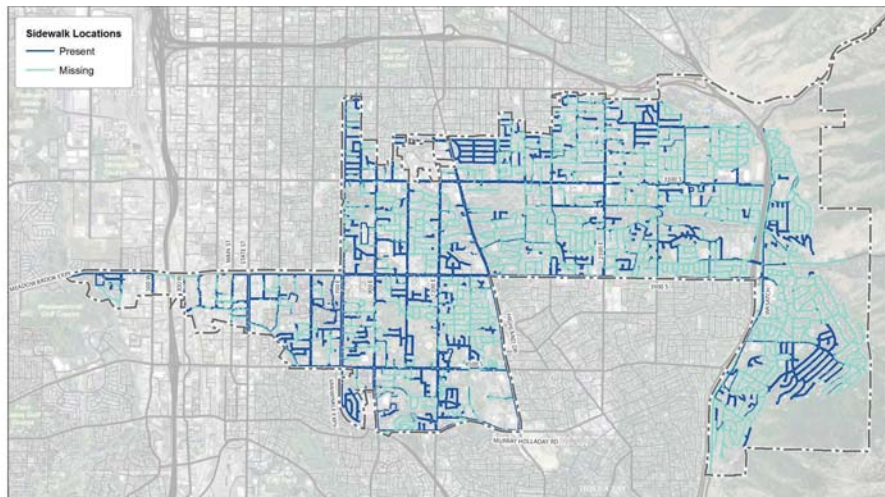
What is a protected bikeway?

Separated bike lanes are an exclusive bikeway facility type that combines the user experience of a shared-use path with the on-street infrastructure of a conventional bike lane. They are physically separated from motor vehicle traffic and distinct from the sidewalk.



Vehicle-Pedestrian Crashes 2008-2013

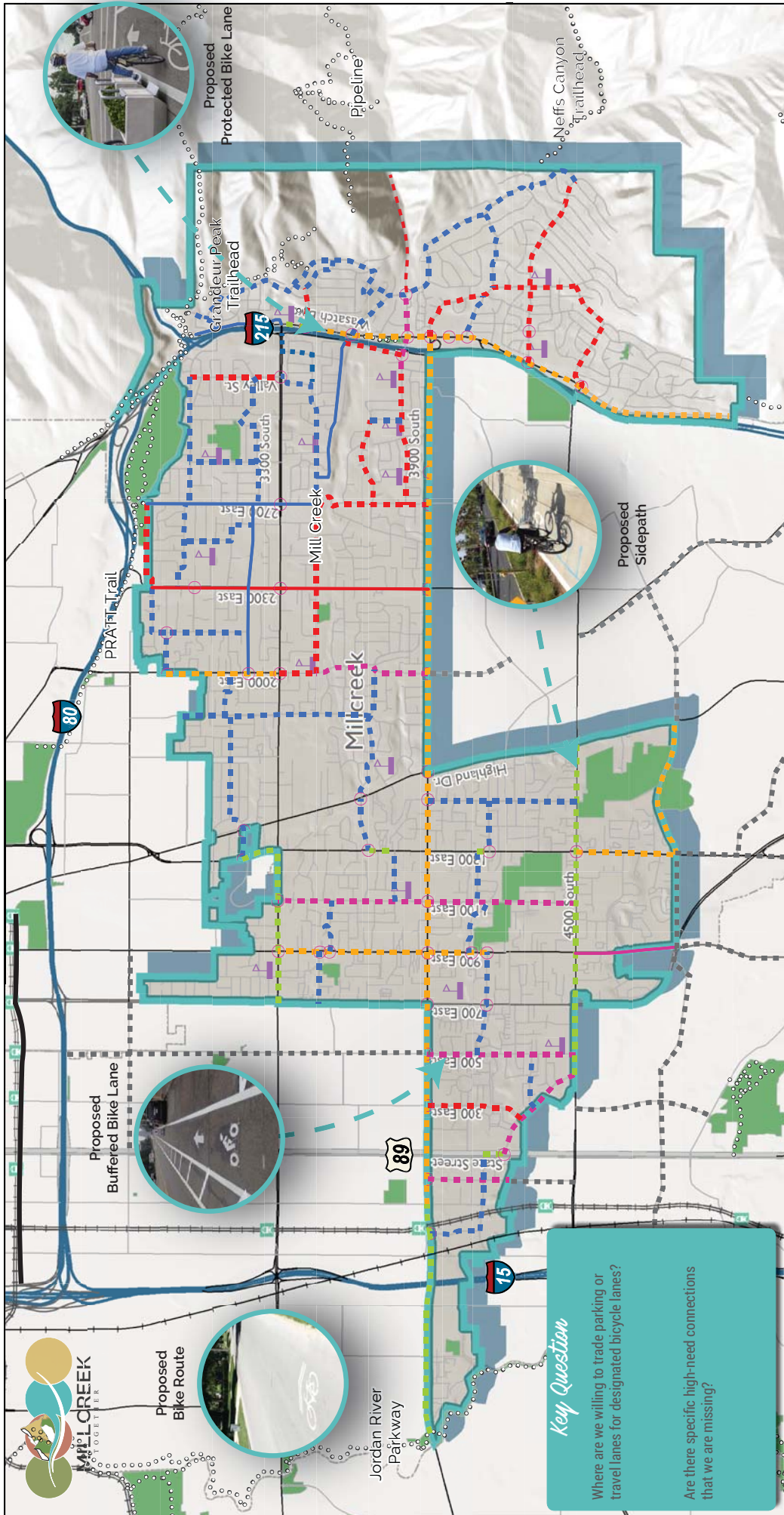
SOURCE: 2015 Walk Millcreek Manual



Present and Missing Sidewalks

SOURCE: 2015 Walk Millcreek Manual

Source: Salt Lake County Office of Township Services



Key Question

Where are we willing to trade parking or travel lanes for designated bicycle lanes?

Are there specific high-need connections that we are missing?

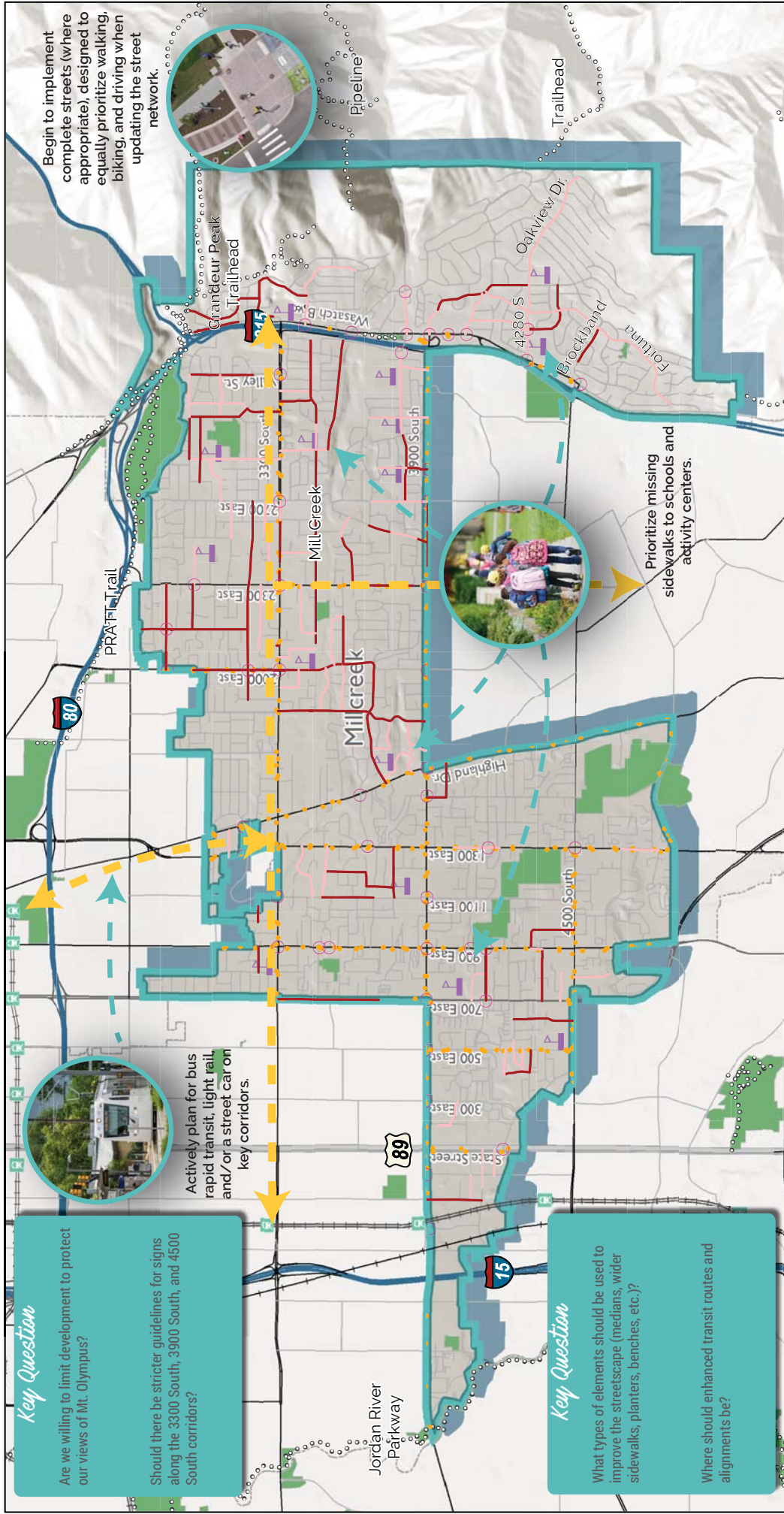


- | Existing | | Proposed | |
|----------|---------------------|----------|----------------------|
| | Buffered Bike Lane | | Buffered Bike Lane |
| | Bike Lane | | Bike Lane |
| | Bike Route | | Bike Route |
| | Adjacent Bike Route | | Crossing Improvement |
| | Trail | | Protected Bike Lane |
| | | | Sidepath |



Enhanced Connectivity

Bikeability



Enhanced Connectivity
Walkability and Transit

Existing

- School
- UTA Bus Stop
- Trail

Proposed

- Missing Sidewalk (High Priority)
- Missing Sidewalk (Moderate Priority)
- Crossing Improvement
- Desired TRAX or streetcar connections

0 0.25 0.5 1 1.5 Miles

MILL CREEK
SALT LAKE COUNTY
PLANNING DEPARTMENT

Source: 2017 Salt Lake County Assessor

*Opportunities
Station
3*

HEALTH AND SUSTAINABILITY

*What we've
Heard...*

- Several parts of the City do not have adequate access to healthy food.
- Conservation and healthy initiatives are important to the identity of Millcreek.

What can we do?

How?

1. Promote community gardens and local food production to ensure access to nutritious, affordable, safe, and culturally-diverse food for an active, healthy life.	<ul style="list-style-type: none"> • Partner with New Roots and other organizations to promote local food production. • Identify potential locations for community gardens. • Update zoning regulations. • Update amenities requirements for multifamily to include community gardens.
2. Connect currently segmented sidewalks within close proximities to grocery stores to allow pedestrians easier food access.	<ul style="list-style-type: none"> • Identify walkability impediments. • Evaluate tools for funding such as Community Reinvestment Areas or special taxing districts to make sidewalk improvements.
3. Protect local air quality by promoting EV car charging stations throughout the City.	<ul style="list-style-type: none"> • Identify potential locations for car charging stations. Seek funding support from public agencies, vehicle vendors, non-profits, etc. or as a potential development incentive.
4. Increase green space throughout the City to give more residents opportunities to enjoy nature.	<ul style="list-style-type: none"> • Acquire open spaces through bonding, conservation easements, tax districts, impact fees, etc.
5. Create a dark sky lighting policy.	<ul style="list-style-type: none"> • Ordinance amendment.
6. Encourage new developments to include "green" building standards, such as green roofs and/or solar panels.	<ul style="list-style-type: none"> • Ordinance amendment.
7. Promote and implement community emergency preparedness and safety plans and programs.	<ul style="list-style-type: none"> • Ordinance amendment.
8. Study areas for an additional fire station.	<ul style="list-style-type: none"> • Work with the Unified Fire Department to determine potential sites.

Are we heading in the right direction?

Missing the Mark

Needs Work

On Track



*Opportunities
Station
3*

OUTDOOR LIFESTYLE

*What we've
Heard...*

- Access to parks and recreation features is not equitably distributed throughout the City.
- Active and healthy lifestyles are important to Millcreek residents.

What can we do?

How?

1. Continue to encourage a culture of both active and passive recreation by increasing open space acreage.	<ul style="list-style-type: none"> • Identify and map locations of potential access and impediments. • Look for available properties in fault study areas and along fault lines.
2. Create a new park along the Jordan River Parkway.	<ul style="list-style-type: none"> • Work with Jordan River Commission, Seven Canyons Trust, South Salt Lake City, and other partners.
3. Optimize access to the foothill trails, Grandeur Peak, Mill Creek Canyon, and Neff's Canyon.	<ul style="list-style-type: none"> • Trailhead parking improvements. • Active transportation access improvements. • Increase trail connections within and to the canyons. • Coordinate with Salt Lake County and the Forest Service to explore opportunities for expanding the foothill trail system.
4. Encourage pocket parks (parks under 3 acres) in under-served areas.	<ul style="list-style-type: none"> • Review standards for proximity and service areas for pocket parks.
5. Develop urban trails throughout the City.	<ul style="list-style-type: none"> • Identify existing and potential future urban trails.
6. Build a public swimming pool and/or splash pad.	<ul style="list-style-type: none"> • Tie to Town Center, Urban Center, or Villages Centers (as outlined in Vibrant Gathering Places).
7. Expand access to open spaces and recreation facilities.	<ul style="list-style-type: none"> • Partner with Granite School District to facilitate public access to school open space and recreation amenities. Purchase the Millcreek Activity Center property from Granite School District to ensure that the land remains in recreational use.
8. Expand access to Mill Creek and Big Cottonwood Creek.	<ul style="list-style-type: none"> • Explore opportunities to expand access to Mill Creek and Big Cottonwood Creek through discussions with canal companies, landowners, and other stakeholders.

Are we heading in the right direction?

Missing the Mark

Needs Work

On Track



Opportunities Station 3

Key Information to Consider



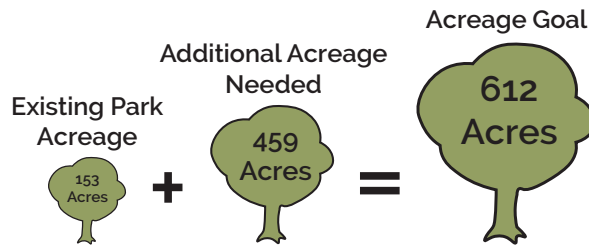
Community gardens within Millcreek



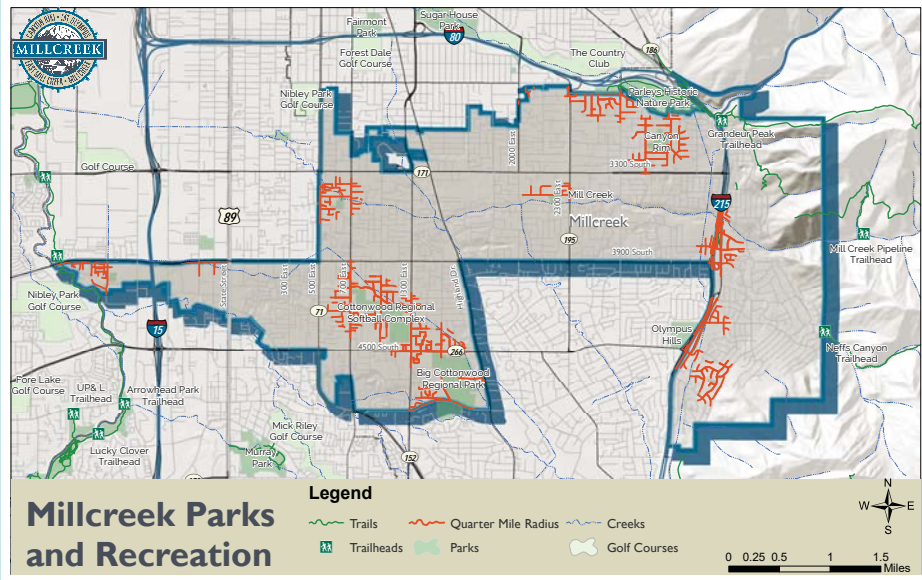
Transportation is the number one barrier to access to healthy food, followed next by affordability

(THEFOODTRUST.ORG)

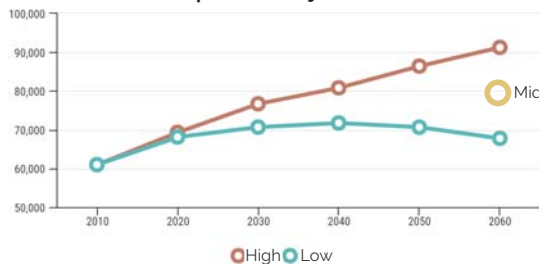
Parks Acreage Level of Service



Millcreek currently only has 153 acres of park open space within city limits. This acreage mostly comes from Big Cottonwood Regional Park and Softball Fields (138 acres total) and other smaller parks and grass fields from local schools. This total acreage equates to about 2.5 park acres per 1,000 people with the national standard being 10 acres per 1,000, translating to a deficit of 612 acres. Somewhat more important than the number of acres of parkland is the access residents have to open space within a 1/4 mile of their home. As shown below in red, very little of the City has walkable access.



MILLCREEK Population Projections



Is there adequate demand for a swimming pool?

According to the Salt Lake County 2015 Parks and Recreation Master Plan, development standards for outdoor swimming pools or water playgrounds are 1 per 75,000 population with a 3-mile service radius. When considering the nearby swimming pools and projected population growth, there is currently adequate supply based on SLCo standards until 2030. SLCo does identify a need for a water playground/splash pad based on increased public popularity and demand.

How do we fund additional parks?



If the City is serious about boosting its parks and recreation inventory to ensure it can meet current and future demand, it needs to make significant investments. The City does not have to be the only one providing these services and facilities—they can be county or school-district projects, or joint ventures. A number of sources to fund parks including the general fund, Community Development Block Grants (CDBG), land donations, volunteer contributions, grants, and land dedications from developers should be explored. The City should also consider instituting a parks impact fee for new development, and pursuing funding from partners, such as the County's ZAP taxes. Impact fees can only be used in the areas or projects where new development occurs.



Promote community gardens and local food production to ensure access to nutritious, affordable, safe, and culturally-diverse food.



Create a dark sky lighting policy.



Incorporate electric car charging stations at key places throughout the city to promote clean air.

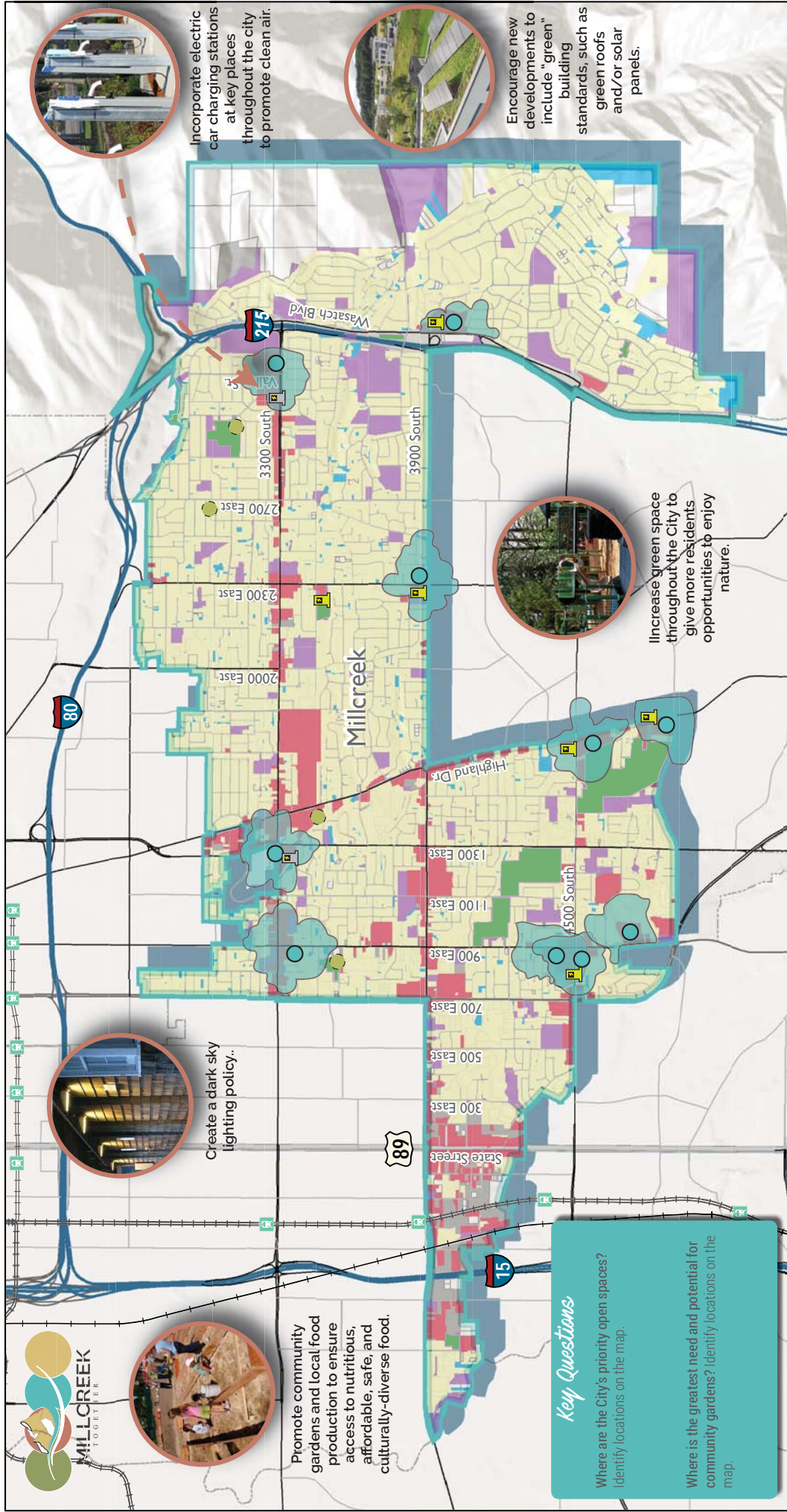


Encourage new developments to include "green" building standards, such as green roofs and/or solar panels.



Increase green space throughout the City to give more residents opportunities to enjoy nature.

Key Questions
 Where are the City's priority open spaces? Identify locations on the map.
 Where is the greatest need and potential for community gardens? Identify locations on the map.



0 0.25 0.5 1 1.5 Miles

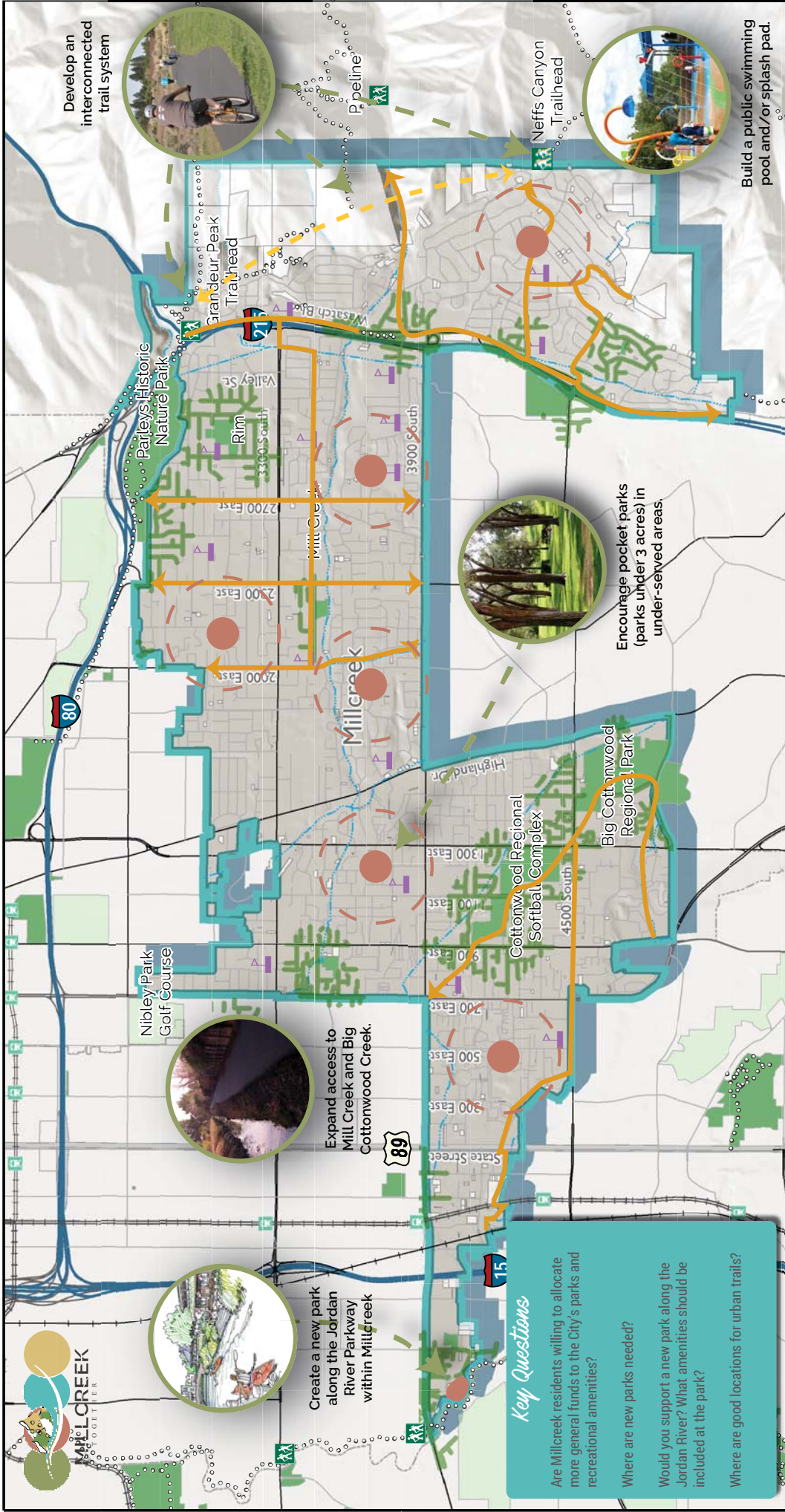
Existing Land Use

- Commercial
- Residential
- Public
- Industrial
- Other
- Parks
- Vacant

Existing Conditions

- Major Grocery Store
- .25 mile radius (typical walkable distance)
- Electric Vehicle Charging Station
- Proposed Electric Vehicle Charging Station
- Community Garden

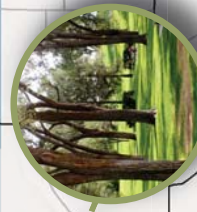
Health & Sustainability



Create a new park along the Jordan River Parkway within Millcreek



Expand access to Mill Creek and Big Cottonwood Creek.



Encourage pocket parks (parks under 3 acres) in under-served areas.



Develop an interconnected trail system



Build a public swimming pool and/or splash pad.

Key Questions

Are Millcreek residents willing to allocate more general funds to the City's parks and recreational amenities?

Where are new parks needed?

Would you support a new park along the Jordan River? What amenities should be included at the park?

Where are good locations for urban trails?

Existing

- School
- Park
- Creek
- .25 mi. radius to nearest park
- Trailhead
- Trail
- Vacant Parcel

Proposed

- Proposed Park
- Desired Recreational Routes
- Desired Trail Connections
- New Park in Access Gap (location TBD)

MILLECREEK

0 0.25 0.5 1 1.5 Miles

Outdoor Lifestyle

*Opportunities
Station
4*

THRIVING ECONOMY

*What we've
Heard...*

- Support local and new businesses.
- Redevelop strip mall properties.
- Encourage employment types that foster creativity and encourage retention of talent.

What can we do?

How?

1. Adopt a clear and strategic economic development program that supports small businesses and connects jobs and training opportunities to where they are needed.	<ul style="list-style-type: none"> • Prepare an Economic Development Plan for Millcreek.
2. Promote infill development and the redevelopment of underutilized buildings and strip commercial that incorporates public spaces.	<ul style="list-style-type: none"> • Utilize public funding tools, such as special districts, to fund and maintain redevelopment areas. • Check the zoning code for adequate buffers between land use intensities.
3. Consider impact fees to increase new public investments in streets, infrastructure, and public spaces in order to keep pace with new development and foster redevelopment.	<ul style="list-style-type: none"> • Evaluate areas within the City where development impact fees could support needed infrastructure.
4. Foster a culture of creativity and entrepreneurship with a variety of incubator space, live-work units, and shared workspaces.	<ul style="list-style-type: none"> • Evaluate City codes for impediments to expansion and ongoing viability of existing businesses.
5. Promote new and retain existing local businesses.	<ul style="list-style-type: none"> • Evaluate City codes for impediments to expansion and ongoing viability of existing businesses. • Support curb appeal grants, creating a function with economic development to cater to small development, etc.
6. Consider city-provided fiber optic infrastructure to support economic development.	<ul style="list-style-type: none"> • Create a Telecommunications Master Plan to address funding and implementation.

Are we heading in the right direction?

Missing the Mark

Needs Work

On Track



*Opportunities
Station
4*

VIBRANT GATHERING PLACES

What can we do?

How?

*What we've
Heard...*

- Focus on new public gathering areas and entertainment options.
- Create amenities in each areas of the City.
- Focus on city-wide placemaking and branding.

1. Invest in a Town Center at The Wedge (Brickyard/City Hall area).	<ul style="list-style-type: none"> • Create zoning and incentives to assist developers in fulfilling the vision for town and neighborhood centers. Evaluate tools such as Community Reinvestment Areas, Redevelopment Areas, special districts, and others to support development.
2. Invest in the Main Street/ Meadowbrook area as an urban center.	<ul style="list-style-type: none"> • Create zoning and incentives to assist developers in fulfilling the vision for a town center. Evaluate tools such as Community Reinvestment Areas, Redevelopment Areas, special districts, and others to support development.
3. Invest in the 3300 South/2300 East, Olympus Hills, and 4500 South/Murray-Holladay Road areas as village centers that provide amenities for residents and nearby neighborhoods.	<ul style="list-style-type: none"> • Create zoning and incentives to assist developers in fulfilling the vision for each center. Evaluate tools such as Community Reinvestment Areas, Redevelopment Areas, special districts, and others to support development. • Implement a strip mall redevelopment strategy.
4. Realign Wasatch Boulevard west of the former UDOT property and adjacent to I-215 to build upon and enhance the Olympus Hills Shopping Center and future village center.	<ul style="list-style-type: none"> • Create a Olympus Hills Village Center Plan and coordinate with UDOT, UTA, property owners, and stakeholders on feasibility of road realignment.
5. Establish a place for food trucks to provide additional food options and entertainment for residents.	<ul style="list-style-type: none"> • Look at adding food trucks as part of a town/ neighborhood center.
6. Create design guidelines for development in gateways into Millcreek to encourage the preservation of local landmarks and scenic views; create higher quality gateway signage; and beautify key corridors.	<ul style="list-style-type: none"> • Evaluate existing sign code and design standards/guidelines. • Develop appropriate design guidelines for commercial development and each potential center.
7. Encourage a commitment to the adaptive reuse of vacant buildings from a prior form of use to a new form.	<ul style="list-style-type: none"> • Evaluate current historic preservation standards.

Are we heading in the right direction?

Missing the Mark

Needs Work

On Track



Opportunities Station 4

Key Information to Consider

What are Impact Fees?

An impact fee is a one-time charge imposed on development to build facilities that are designed to offset the burdens created by that development. Growth in the form of new homes and businesses requires expansion or enlargement of public facilities to maintain the same level and quality of public services for all residents of a community. Impact fees help fund expansion of public facilities necessary to accommodate new growth.

What are Community Reinvestment Areas (CRAs)?

CRAs are the newest public tax increment financing tool that aims to assist with financing redevelopment activities from real and personal property taxable value increases. They are a flexible tool which can be used to achieve a number of redevelopment criteria. Typically, they are used to remove urban property blight, add new jobs, or develop vacant land.

Town Center: Envisioned to be the largest "center" with City Hall and supporting amenities, entertainment and cultural opportunities, residential, and retail.

Urban Center: Higher density residential with supporting commercial and offices uses. Provides amenities for residents and visitors.

Village Center: Provides small scale commercial and amenities for residents and nearby neighborhoods.

Sales Leakage

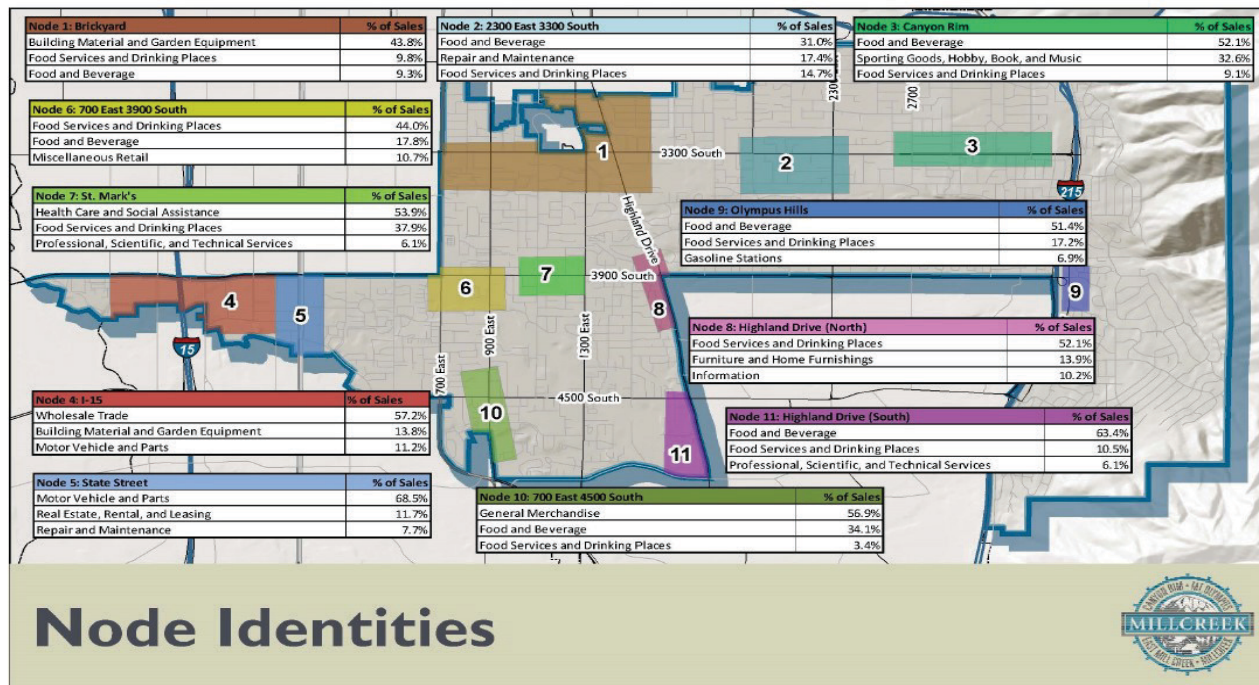
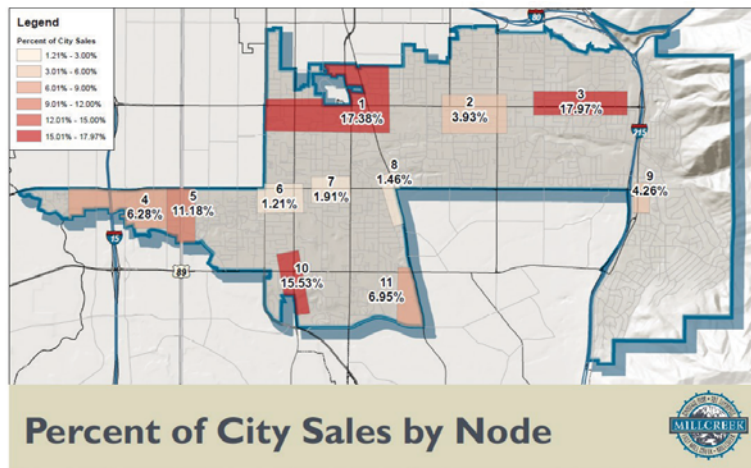
	2016 Leakage	2016 Capture
Motor Vehicles and Parts Dealers	-\$110,100,478	37.6%
Furniture and Home Furnishings	-\$17,200,644	37.4%
Electronics and Appliance Stores	-\$17,200,644	32.2%
Building Material/Gardening Equipment	-\$19,968,729	75.7%
Food and Beverage Stores	-\$48,002,928	138.8%
Health and Personal Care	-\$10,134,804	33.9%
Gasoline Stores	-\$22,713,499	27.8%
Clothing and Accessories	-\$45,848,559	9.3%
Sporting Goods, Hobby, Book, Music	-\$14,502,521	148.1%
General Merchandise	-\$114,907,081	36.3%
Misc.	-\$19,435,387	57%
Performing Arts, Spectator Sports	-\$16,562,102	0.9%
Museums	-\$10,427,981	0%
Accommodation	-\$47,596,316	0.3%
Food and Drinking Places	-\$66,528,157	48.0%
Repair and Maintenance	-\$15,363,051	54%
Personal and Laundry	-\$4,702,522	52.6%



Retail leakage occurs when local people are spending more for goods than local businesses sell, usually due to people traveling to a neighboring town to buy goods.

Redevelopment Tools 101

Financing Tool	Brief Description
Tax Abatements	Reduction or deferment of tax obligations
Community Development Block Grant (CDBG) Funding	Federal program administered by local governments for community development activities to benefit low-to moderate-income people
Tax Increment Financing (TIF)	Financing tool that leverages projected tax revenue to pay upfront development costs (e.g. infrastructure)
New Market Tax Credits	Federal program that awards federal tax credits to development entities for projects located in under-served communities



Key Questions

Should the City explore fiber optic infrastructure?

What types of businesses should we focus on recruiting and retaining?

What infrastructure needs to be improved (broadband, water, sewer, transportation)?

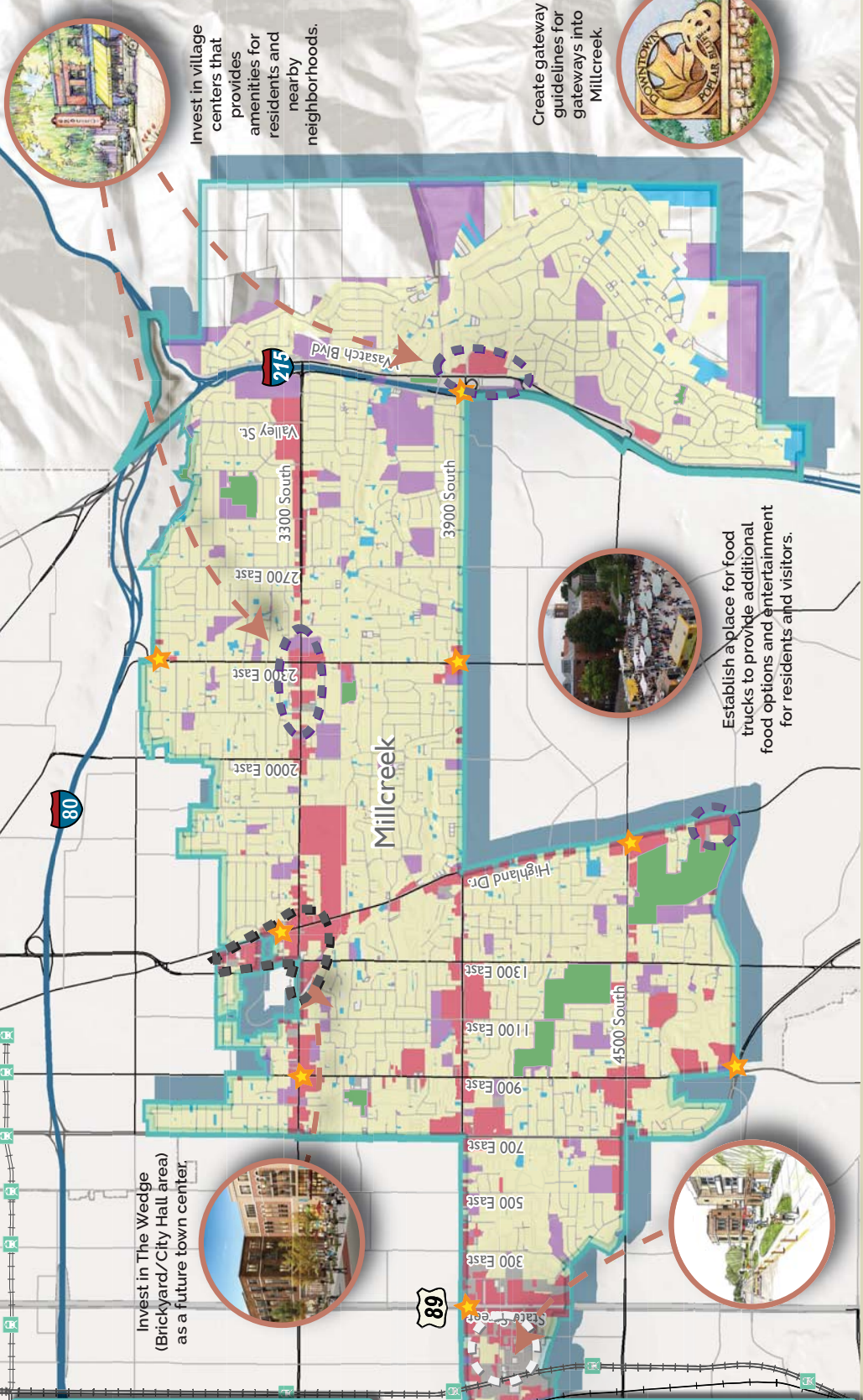
What types of tools should be used to encourage small businesses (industry organization, startup network, small business loans)?

Key Questions

Should there be economic incentives for large commercial redevelopments?

Do you support guidelines for signage around gateways and entryways? Should we have higher design standards at our gateways?

What areas and buildings should be encouraged for adaptive reuse? Are there buildings that are landmarks in the City?



Existing Land Use

- Commercial
- Residential
- Public
- Industrial
- Other
- Parks
- Vacant

Proposed Projects

- Town Center
- Urban Center
- Village Center
- Gateway

Establish a place for food trucks to provide additional food options and entertainment for residents and visitors.

Invest in village centers that provides amenities for residents and nearby neighborhoods.

Create gateway guidelines for gateways into Millcreek.

Invest in The Wedge (Brickyard/City Hall area) as a future town center.

Invest in village centers that provides amenities for residents and nearby neighborhoods.

Millcreek

Vibrant Gathering Places

0 0.25 0.5 1 1.5 Miles

OPPORTUNITY SITES

Potential Future Analysis



The Wedge/ 3300 S. 1300 E.

STRENGTHS

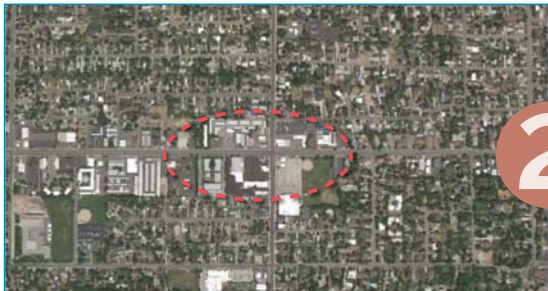
- High traffic counts and good connections to surrounding neighborhoods
- Neighboring properties include a well-positioned grocery store and shopping center that generate strong sales activity
- Underutilized parcels provide an opportunity for near-term redevelopment
- Demographics in near proximity support commercial uses

WEAKNESSES

- Greatest generators of sales tax revenue are not within Millcreek
- Key parcels that capture visibility and exposure are developed with under-performing businesses
- A key tenant draw (Home Depot) is positioned such that exposure is limited, and traffic draw for neighboring uses is minimal

CONCLUSION

- Key area for property tax and sales tax revenues. Represents an entrance to Millcreek, and should be a focus for attracting banner tenants
- Office use in the area is feasible and desirable, with up to three stories and parking in excess of 4.5 per thousand
- Residential uses should be considered at higher densities, with the increase in population to be favorable for future commercial uses. Upwards of five-stories could be supported, with podium parking financially feasible. Mixed-use of residential and retail could be supported at key sites, while office and retail mixed also has financial support. Building heights of mixed-use office and retail would likely be capped at three stories, and parking would be a major consideration for both uses
- Corner properties, where available, should be maximized for overall value purposes and use



2300 East 3300 South

STRENGTHS

- Relatively near access to freeways
- Flat topography on this section of 3300 South
- Desirable traffic counts and central intersection, with good visibility and exposure characteristics for corner parcels
- Moderately appealing demographics in surrounding area for population and incomes

WEAKNESSES

- Under-performing uses at key locations
- Key site at southeast corner of 2300 East and 3300 South is poorly configured to capture visibility characteristics
- Mixture of uses in the area is not complementary
- Area has no clear identity or sense of place

CONCLUSION

- The southeast corner parcel of 2300 East and 3300 South should be reconfigured to bring improvements up to 3300 South. As the largest site in the study area, it could house complementary uses, including multiple restaurant options with shared parking
- Mixed-use could be done in this area, although its financial feasibility is dependent upon the reuse and repositioning of numerous other properties in the area. Mixed-use would be more appropriate in other areas initially, but could include two to three-story office with ground floor, limited retail.
- A focus should be made on attracting uses that are complementary such as, small restaurants and local retail boutiques (similar to Roots Cafe/The Old Flamingo), and provide for a sub-identity to this neighborhood



Olympus Hills Area

STRENGTHS

- Very high traffic counts in the immediate area
- Strong median incomes to the east of the study zone
- Topography results in strong visibility and exposure characteristics
- Very desirable connectivity characteristics, as well as proximity to recreational areas

WEAKNESSES

- The freeway acts as a barrier to residents on the west side of the center
- Slope issues create some site limitations
- Population demographics are somewhat limiting, due to the lack of density and the proximity of open space/mountains

CONCLUSION

- Strong retail purchasing characteristics suggest that focus should be placed on enhancing retail opportunities
- Increasing daytime population through office development will support the existing retail, and potentially provide additional retail needs
- Office development should be pursued, based on strong access characteristics, proximity to recreation and commercial uses, and due to more affordable rates that could be achieved in comparison to some nearby markets



Meadowbrook/Main Street

STRENGTHS

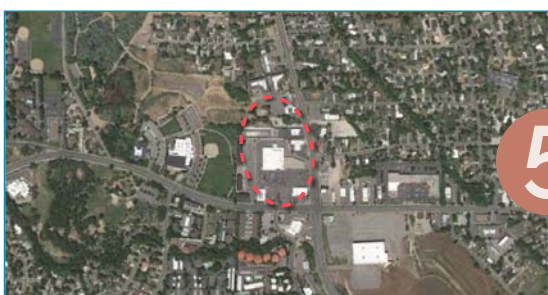
- Proximity to transit options with the TRAX Meadowbrook Station
- Residential density in select areas boosts population demographics
- Good access to major transportation corridors
- Visibility and exposure characteristics are moderate for most of the focus area

WEAKNESSES

- Lower median incomes and overall population result in some limitations for select commercial uses
- Older uses in the neighborhood result in low improvement values
- Lack of identity or cohesive planning in the area

CONCLUSION

- Flex office space is financially feasible in the area and users would likely be drawn to more affordable land options and rental rates than what exists in competitive communities. Building heights would be kept at one and partial two-stories, with parking at 3.0 per thousand
- High density residential uses could capitalize on proximity to TRAX. Five-story construction with podium parking is financially feasible. Mixed-use retail and residential is likely not feasible, but may be considered if the retail portion is limited and occupies key corner or frontage sites with independent parking
- Main Street would have increased appeal to commercial users (office and retail) with continuous sidewalks/street improvements



4500 South Highland Drive

STRENGTHS

- Solid traffic counts
- Healthy median incomes in the surrounding area
- Good connections to neighboring communities, resulting in opportunities for sales capture
- Strong property values for most sites in the surrounding area, with a mix of use types and densities

WEAKNESSES

- Key visibility and exposure parcels are occupied by single-family homes
- Moderately low population densities in the area limit retail use types and amounts
- Limited office use in the area

CONCLUSION

- Two-story office use, at sizes less than 10,000 square feet, could be supported in select areas. This would aid, albeit in a limited way, with daytime population demographics. Offices would likely have most appeal to local users, and should be built with architectural quality as a guide
- Additional small-scale retail would be supported in this area. Demographics and character of the area would be supportive of local-grown stores and eateries
- Retail pad parcels could be added in select areas, providing an opportunity for restaurant clustering



OPPORTUNITY SITES

Visual Preference

1

The Wedge/ 3300 S. 1300 E.

RESIDENTIAL



2 - 3 story apartments



4 - 6 story apartments/
condominiums



2 - 3 story townhomes



high - medium density
apartments

RETAIL/ MIXED USE/ OFFICE



upscale big box development



pedestrian-only retail areas



housing above retail



amenity/entertainment-
oriented retail/pedestrian only



neighborhood services



hospitality/hotel



banner retail format



city campus (city hall, police,
library, etc.)

CIVIC/ COMMUNITY AMENITIES



plazas



integrated public art



Food truck access



water features/ fountains



signage/branding

OTHER THOUGHTS?





2

OPPORTUNITY SITES

Visual Preference

2300 East 3300 South

RESIDENTIAL



single-family home with ADU*



live/work options



2 - 3 story townhomes



retail, housing above

RETAIL/ MIXED USE



small scale retail



neighborhood center retail with gathering areas



adaptive reuse retail



destination dining



Retail with patio dining



"main street" retail, office above



"main street" type retail and street design



neighborhood serving retail, including corner towers

CIVIC/ COMMUNITY AMENITIES



plazas/ water features/ fountains



integrated history/public art



signage/branding



bike lanes

OTHER THOUGHTS?



*An Accessory Dwelling Unit (ADU) An accessory dwelling unit is having a second small dwelling right on the same grounds, or attached to or inside, your regular single-family house, such as an apartment over the garage or a tiny house (on a foundation) in the backyard.



3

OPPORTUNITY SITES

Visual Preference

Olympus Hills Area

RESIDENTIAL



2 - 3 story townhomes



3 story condominiums



2 - 3 story townhomes



4 story apartments/
condominiums

RETAIL/ OFFICE



destination retail



neighborhood retail



hospitality



amenity/entertainment-
oriented retail



urban-format employment



1 - 3 story office



corner tower retail



neighborhood center retail
with gathering areas

COMMUNITY AMENITIES



plazas/ water features/
fountains



festival/event space



signage/branding



bike lanes

OTHER THOUGHTS?





4

OPPORTUNITY SITES

Visual Preference

Meadowbrook/Main Street

RESIDENTIAL



live/work options



4 - 6 story apartments/
condominiums



2 - 3 story townhomes



high - medium density
housing

FLEX/ OFFICE



small-scale industrial/
warehousing



commercial



incubator/office/flex space



warehouse/ flex space

RETAIL/ OFFICE



neighborhood retail



integrated retail/high-density
housing



adaptive reuse retail



3 story and under office

COMMUNITY AMENITIES



park space



signage/branding



enhanced streetscape/
crossings



transit facilities

OTHER THOUGHTS?





5

OPPORTUNITY SITES

Visual Preference

4500 South Highland Drive

RESIDENTIAL



2 - 3 story apartments



co-housing (private homes, shared amenities)



2 - 3 story townhomes



alley-loaded apartments/
townhomes

OFFICE/RETAIL



medium-scale office



small-scale office



neighborhood retail



convenience retail

COMMUNITY AMENITIES



enhanced streetscape/
crossings



bike lanes



enhanced bus service
infrastructure



park/trail connections



signage/branding

OTHER THOUGHTS?

