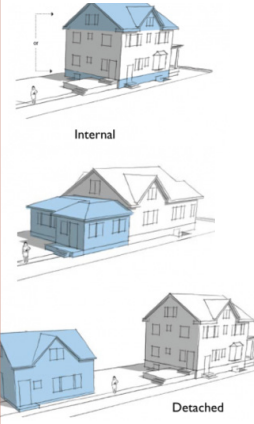


Key Information to Consider

The following information was provided at the workshops to inform the discussion.



Internal

Detached

What are Accessory Dwelling Units (ADUs)?

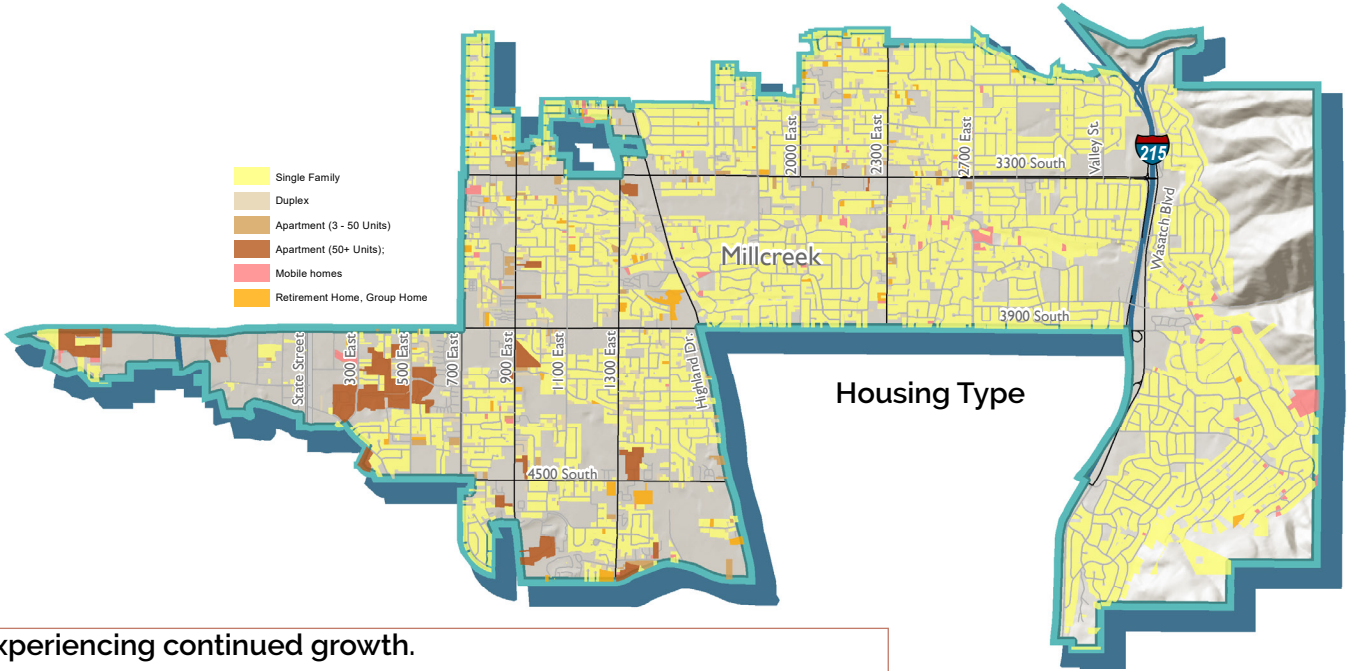
An accessory dwelling unit is having a second small dwelling right on the same grounds, or attached to or inside, your regular single-family house, such as:

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

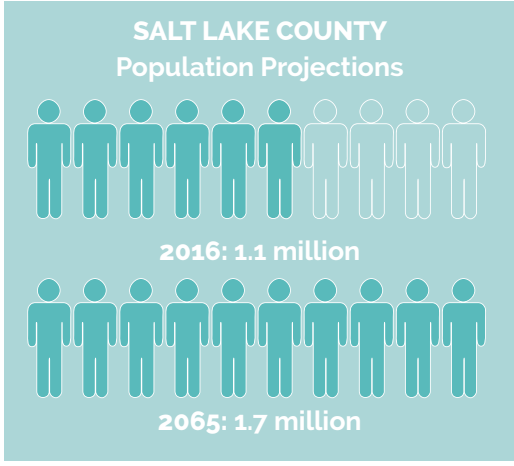
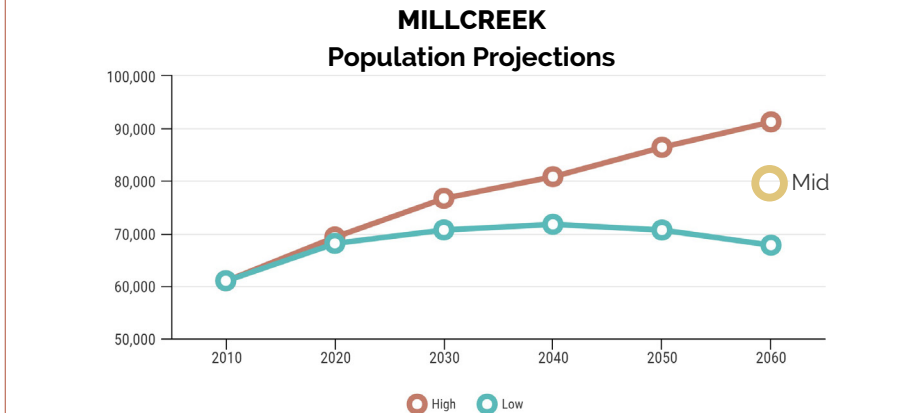
ADUs can provide affordable housing choices for singles and seniors, and increase residential density without dramatically altering neighborhood fabric. Regulations would need to consider parking impacts, infrastructure requirements, and overall neighborhood compatibility.

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) and an excess of units affordable to households above 80 percent of the AMI, indicating that many low- to moderate-income households are living in units that are not affordable.

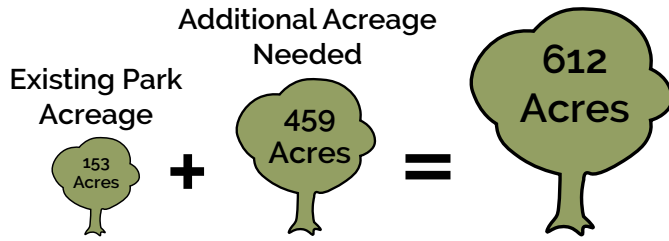


Experiencing continued growth. Millcreek is already largely built-out, thus the population in the area has remained fairly constant in past years. However, growth pressures within Salt Lake County are expected to be intense in the coming years requiring cities to accept additional residents in order to accommodate growth.



Park Acreage Level of Service

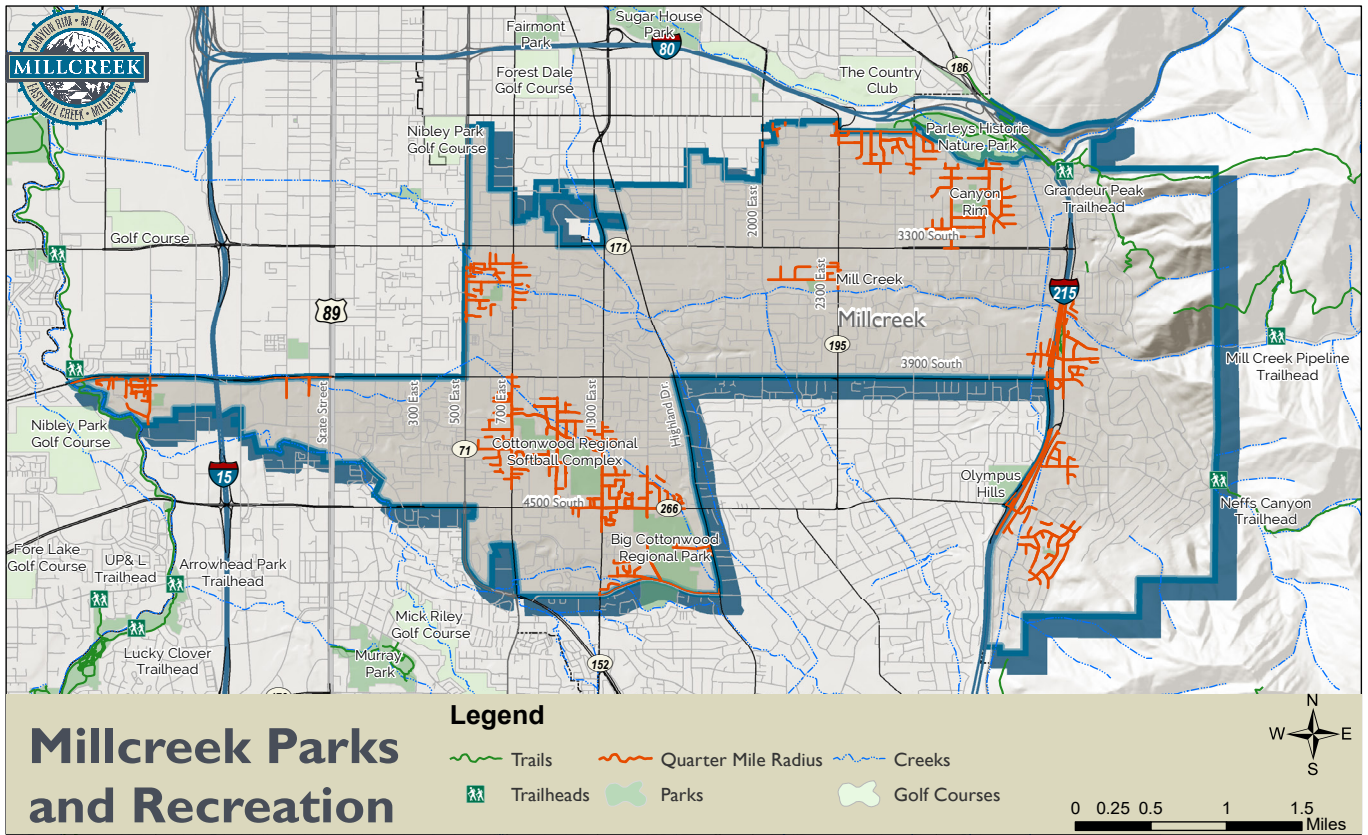
Acreage Goal



Millcreek currently has 153 acres of park open space within City limits. This acreage mostly comes from Big Cottonwood Regional Park and Softball Complex (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 park access.

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 would like to boost 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.

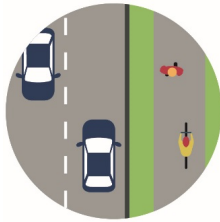
What are Complete Streets?



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. 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.

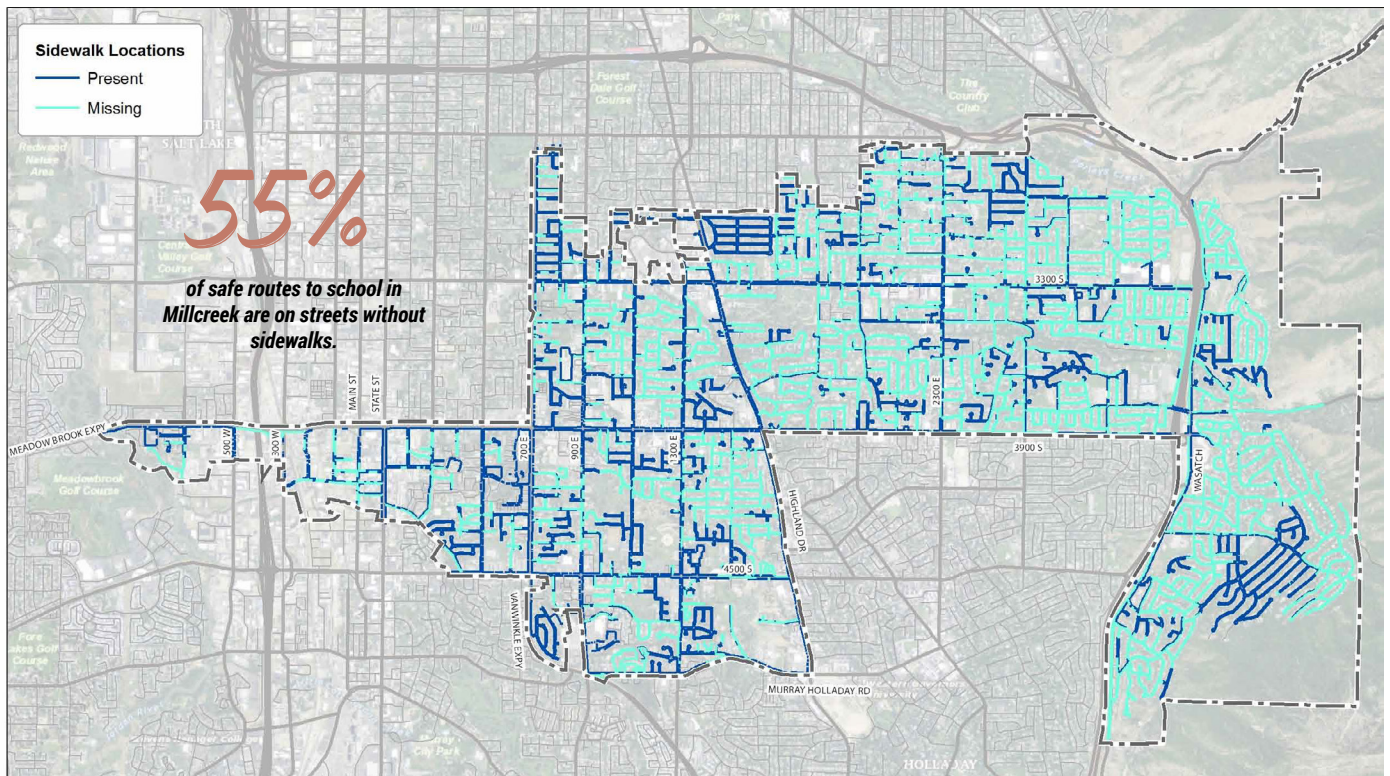
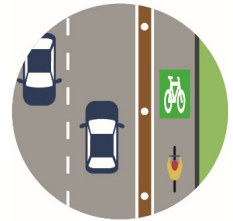
What is a sidepath?

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.



Source: Salt Lake County Office of Township Services

Present and Missing Sidewalks

SOURCE: 2015 Walk Millcreek Manual

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.

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

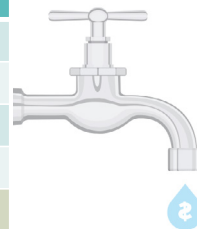
Town Center: Envisioned to be the largest "center" with City Hall and supporting amenities, entertainment and cultural opportunities, residential, and retail.

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.

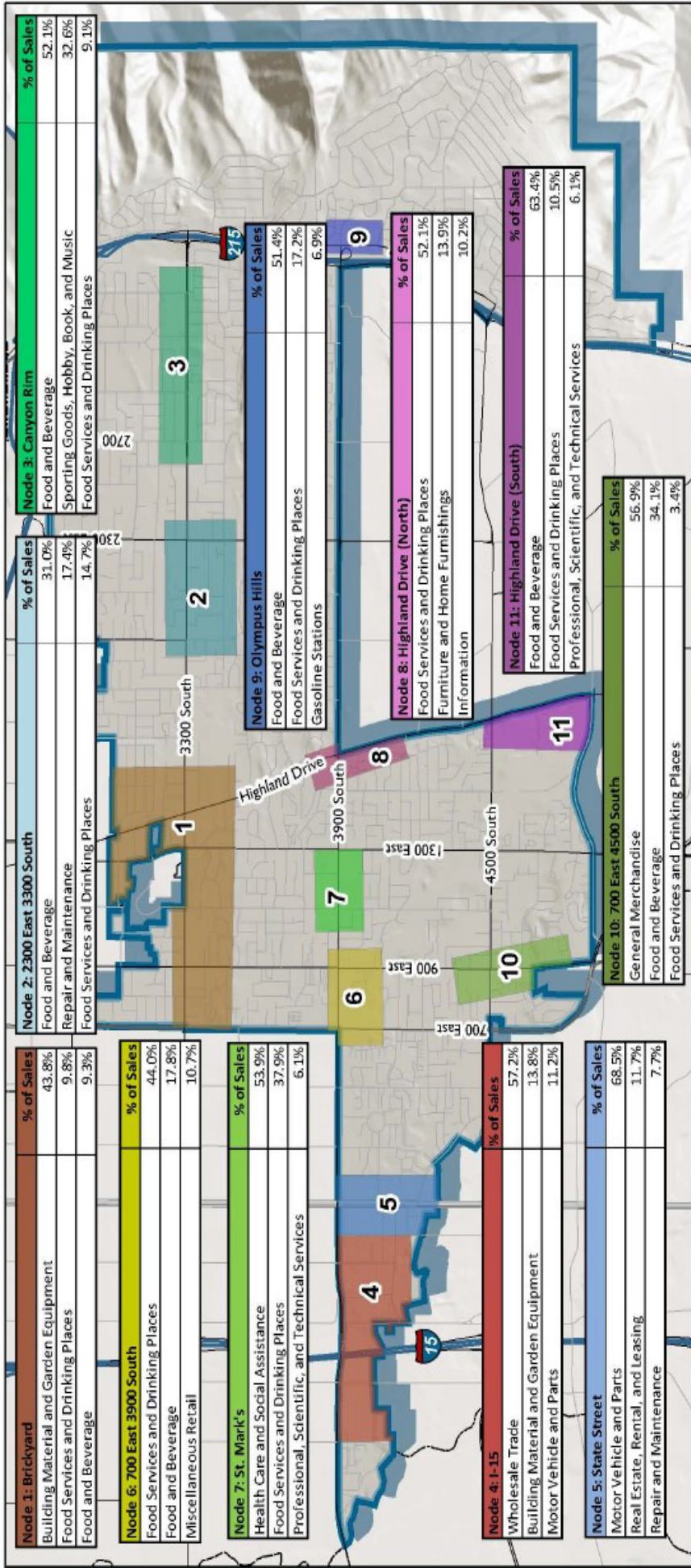
Sales Leakage

	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.





Node 1: Brickyard

	% of Sales
Building Material and Garden Equipment	43.8%
Food Services and Drinking Places	9.8%
Food and Beverage	9.3%

Node 6: 700 East 3900 South

	% of Sales
Food Services and Drinking Places	44.0%
Food and Beverage	17.8%
Miscellaneous Retail	10.7%

Node 7: St. Mark's

	% of Sales
Health Care and Social Assistance	53.9%
Food Services and Drinking Places	37.9%
Professional, Scientific, and Technical Services	6.1%

Node 4: I-15

	% of Sales
Wholesale Trade	57.2%
Building Material and Garden Equipment	13.8%
Motor Vehicle and Parts	11.2%

Node 5: State Street

	% of Sales
Motor Vehicle and Parts	68.5%
Real Estate, Rental, and Leasing	11.7%
Repair and Maintenance	7.7%

Node 2: 2300 East 3300 South

	% of Sales
Food and Beverage	31.0%
Repair and Maintenance	17.4%
Food Services and Drinking Places	14.7%

Node 9: Olympus Hills

	% of Sales
Food and Beverage	51.4%
Food Services and Drinking Places	17.2%
Gasoline Stations	6.9%

Node 8: Highland Drive (North)

	% of Sales
Food Services and Drinking Places	52.1%
Furniture and Home Furnishings	13.9%
Information	10.2%

Node 11: Highland Drive (South)

	% of Sales
Food and Beverage	63.4%
Food Services and Drinking Places	10.5%
Professional, Scientific, and Technical Services	6.1%

Node 10: 700 East 4500 South

	% of Sales
General Merchandise	56.9%
Food and Beverage	34.1%
Food Services and Drinking Places	3.4%

Node 3: Canyon Rim

	% of Sales
Food and Beverage	52.1%
Sporting Goods, Hobby, Book, and Music	32.6%
Food Services and Drinking Places	9.1%



Node Identities