



Fort Union Corridor Plan

October 22, 2015

Project Working Group Meeting #1
Project Overview, Discussion Points & Key Issues

Project Location



Agenda

1. Introductions
2. Working Group Role & Process
3. Project Overview
4. Survey
5. Brainstorming
 - *Must Haves* (Critical requirements)
 - *Want to Haves/Nice to Haves* (Auxiliary requirements)
6. Working Groups Format
7. Next Steps



Project Working Group Role

- Actively participate
- Provide Leadership and Input
- Review Research and Analysis
- Guide the Planning Process
- Recommend scenarios for decision-makers to finalize street design
- Propose Capital Improvement Projects (CIP)



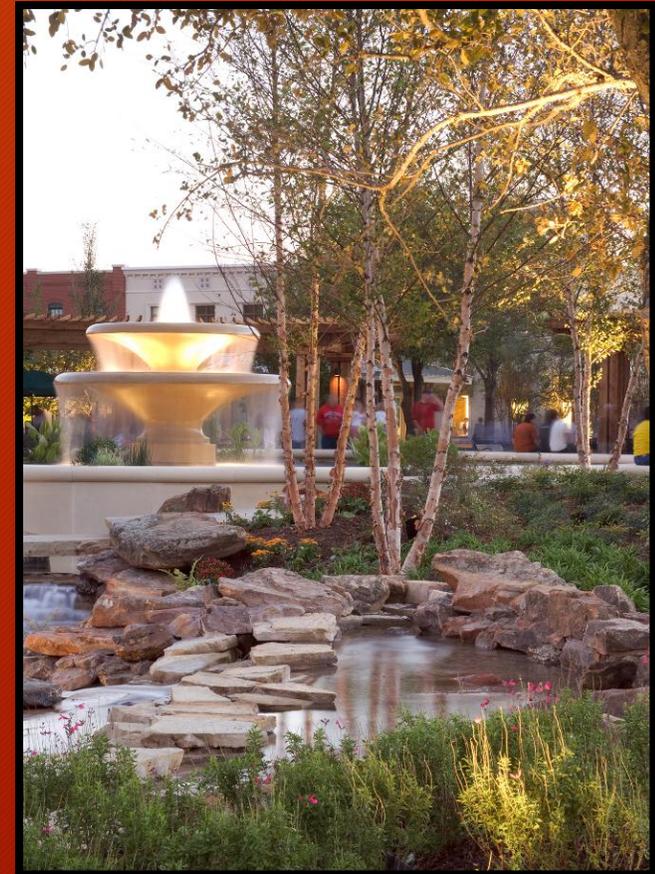
Consensus Process

Decision making within the Project Working Groups will be by a process that aims to achieve consensus

- Group will decide to agree on recommendation collectively (no votes)
- Members should be willing to go along with group recommendations where there is general agreement
- Where there is strong opposing viewpoints; these will be noted and expressed to decision-makers

Ground Rules for Meetings

1. Consider all participants' ideas equally
2. Listen actively, avoid interrupting others
3. Allow everyone a chance to speak
4. Give everyone equal time
5. Provide everyone with the same information
6. Show respect, especially when giving or receiving contrary opinions



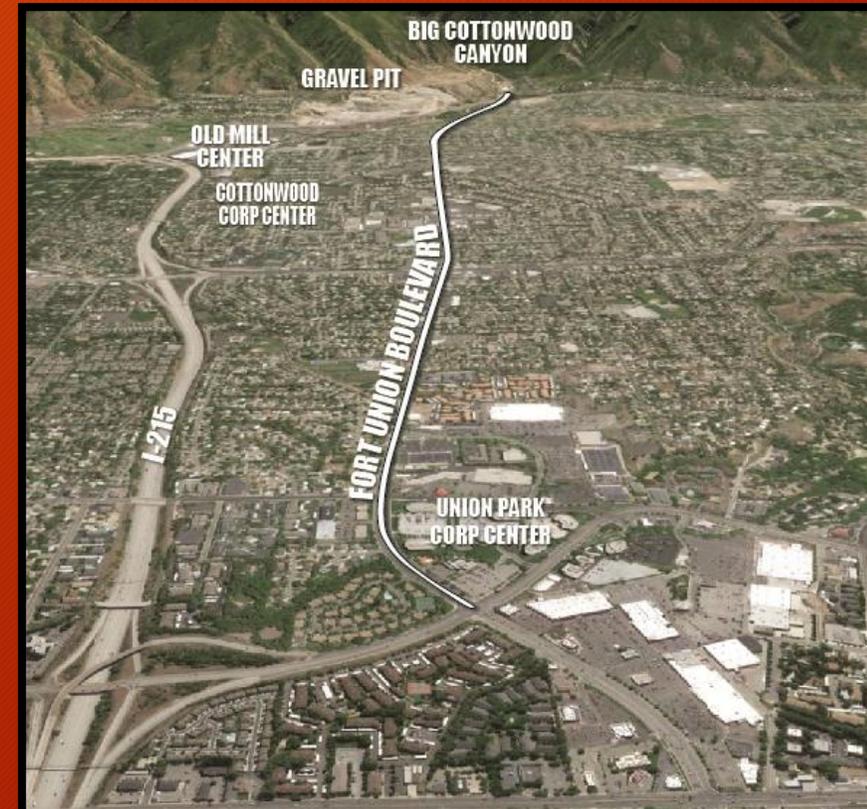
Why Fort Union?

- General Plan designates corridor as walkable, vibrant main street
- CH most significant east - west corridor - regional connector
- Corridor is ripe for more housing choices, new jobs and businesses, and new services
- Primary economic driver of city
- Effected by future growth of SL Valley
- UTA has not selected transit designation for Fort Union



Why Fort Union?

- Increase in overall traffic - next 20 years will show an increase of 30% (with no change in current situation)
- Increased traffic from use of the Cottonwood Canyons
- Increase in traffic from potential Gravel Pit development
- Redevelopment of underutilized properties along Fort Union



Background

- Past Fort Union Studies
 - General Plan (2005)
 - BYU (2012)
 - U of U (2012)
 - Zion's Bank/Interplan (2015)



General Plan

“Fort Union has the potential to become vibrant and walkable main street corridor”

Cottonwood Heights



General Plan



JULY 26, 2005

er within currently undeveloped areas along
thin the existing fabric of the City. Despite
out, there are a number of opportunities for
uses transform over time. Possible options

a center for city activity and business along
ighland Drive and the Hillside Plaza. The
y activity and business. This area already
rary, a post office, and a mix of nearby
y center already.

mmercial development along Fort Union
identified as one potential location for the
g the City Hall in this area would bring a
rk and personal services. This site would
could serve the needs of those visiting the
r of visitors to the area, and would support
g the corridor. Increasing the use, density,
n of a new city hall or other use along this
vibrant city center.

Identified as a future alignment for a Utah
wood Heights has the opportunity to set
by establishing its own design theme or
gh bus stop design, Cottonwood Heights
ay to the canyons” and a “clean and safe
be able to instantly know that they have
mmunity is different than the neighboring
hilarly, Cottonwood Heights’ residents can
rrive at the Cottonwood Heights enhanced

the south side of the street, has tremendous
ver time. Issues associated with developing
include large building setbacks; multiple
n and bicycle right-of-ways; large power
ghting, and signage designs. Please refer
ns of this document for suggestions on

Page 2-15

Union Boulevard is one of the primary access points to both Big
Canyons. Designating much of this corridor as mixed-use would
heights to better serve the hundreds of thousands of visitors to the
e vision for this end of the corridor is a district that caters to the
se who recreate in the Canyons.

avel quarry area along the northeastern city boundary is one of the
oped spaces within the existing city. The quarry operation still has
ductivity left, so developing a small area plan for this space is not
operation ceases, the City would be wise to have a plan in place
nent it would like to see occur on the property. It is also likely that
rel pit area may occur in phases as the mining potential of sections
ted. A development plan for the gravel pit would be helpful in
elopment if this phased development approach occurs.

essentially a clean slate, it provides tremendous opportunities for
s community to fill the facilities and land use needs that are not
existing fabric of the city. This area is a gateway to the city from
n and an area that many visitors to the state would pass through on
world-class ski resorts in both Big and Little Cottonwood Canyons.
on, this area has been identified on the Proposed Land Use Map as
with a more campus or resort feel, and would cater to the interests
the Canyons. Potential businesses and land uses appropriate for
restaurants, clubs, coffee shops, art galleries, bookstores, and other
those along Park City’s Main Street. This area is privately-owned,
the future development of this area would need to be coordinated
nsure solutions which meet both parties’ needs.

ek Road
ces to Cottonwood Heights from Sandy is the area along Highland
The community has identified an interest in establishing this area
hood commercial district with land uses that primarily serve the
out will attract people from other parts of the Cottonwood Heights
City.

mmercial areas are often identified as mixed-use areas, this area will
el than the other mixed use areas within the City. The primary land
main residential and the mixed-use developments will be designed
le. Cafes, coffee shops, bookstores, clothing boutiques, gardening

July 26, 2005

Urban design strategies:

- Shared driveways/access
- Improving streetscape landscaping & on-street parking
- Dedicated bike lane
- Wider sidewalks
- Street trees

BYU Study

Issues discussed:

- Transportation along Fort Union
- Quality of life with future development
- Zoning issues and future commercial development
- Recreational development at mouth of canyon
- Creating transitional areas between commercial and residential
- Keeping big box stores from encroaching on limited retail areas
- Moving forward - finding financing options for consideration

Cottonwood Heights

Fort Union Corridor

Brigham Young University – Master of Public Administration Students



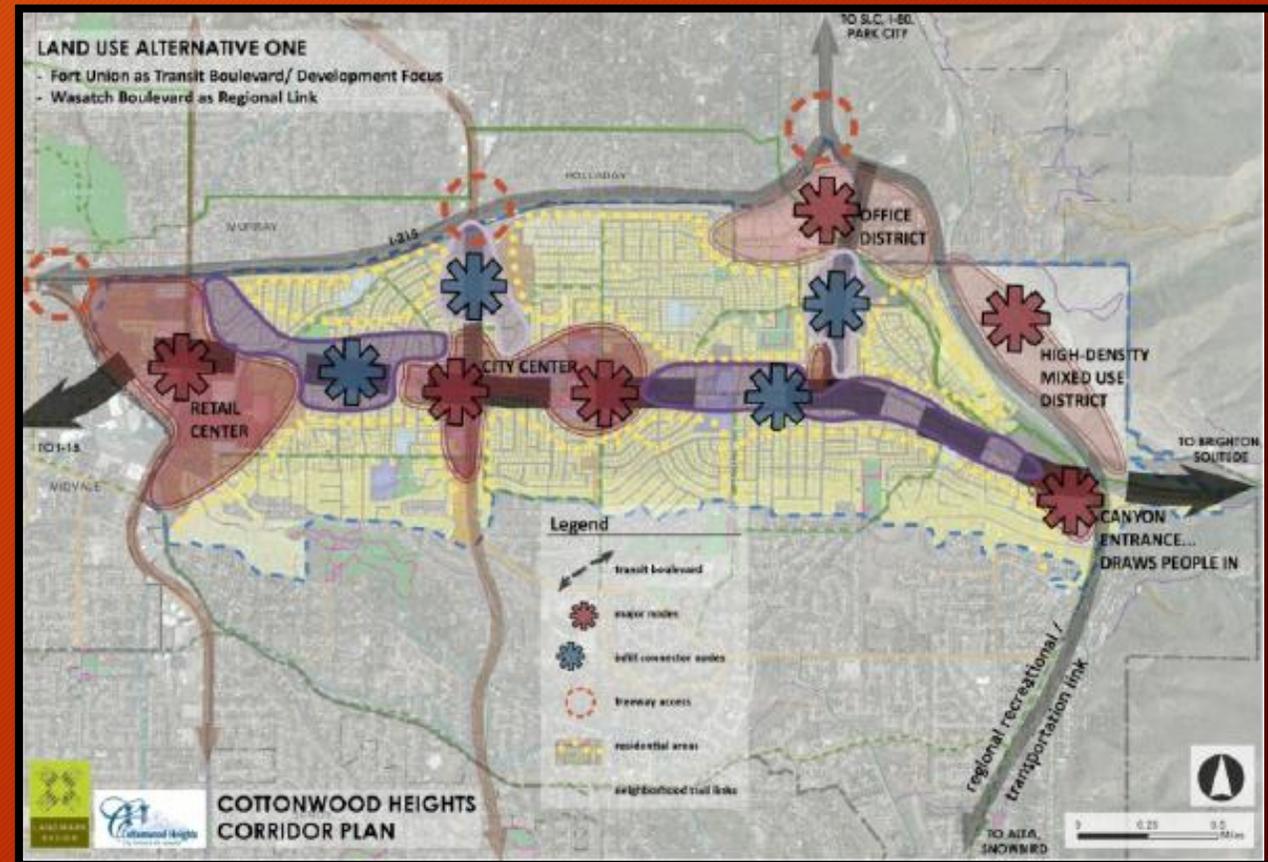
DECEMBER 20, 2013

Written by: Scott Aylett, Kyle Barney, Stephen Bolster, Lauren Boyer, Heidi Furness, Kory Kersavage, Micah Richards, M'kynzi Newbold, Brandon Smith, Scott Swindler, Matthew Warnick and Professor Larry Walters

Zion's/Interplan Study

Looked at:

- Market Analysis/Economic Conditions
- Transportation
- Land Uses along Corridor



Visual Preference Survey Results



Residential Mix



Pedestrian Interface Natural



Pedestrian Interface Urban



Mixed Use



Architecture

Commercial Building



Architecture

Parking Structure



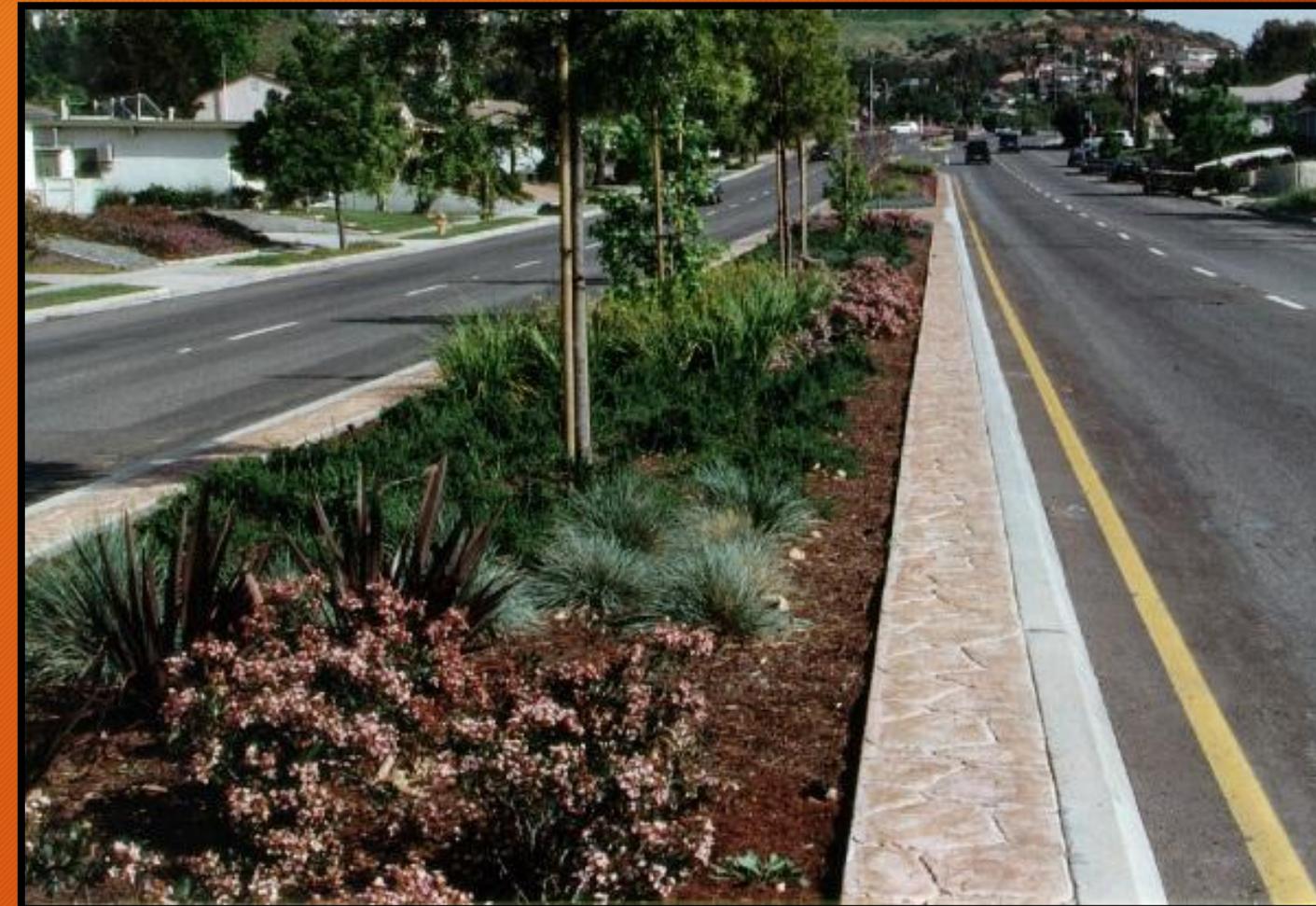
Street Parking



Transit Oriented



Landscaping



Street Furniture



Wayfinding



Streetscape



Streetscape



Streetscape



Corridor



Corridor

LAST PLACE!



Future Fort Union



Why study Fort Union Boulevard again?



Sharing Information

If you wish to share written or printed information with the group, please provide to one of the staff members at least one week prior to any scheduled meeting to allow for distribution.



Next Steps

Public Participation Schedule

- Working Group Meeting #1
Thurs, October 22 - 6:00-8:00pm
- Fort Union Walk/Breakfast
Sat, October 31 - 8am-10am
- Working Group Meeting #2
Thurs, November 5 - 6:00-8:00pm
- Working Group Meeting #3
Thurs, November 19 - 6:00-8:00pm
- City Council Presentation
Tues, December 1 or 8 - 6 pm