



**Planning Commission
Staff Report
General Plan Amendment
Hearing Date: May 14, 2014**

ITEM 2* The Community Development Department requests Planning Commission review and input on the Joaquin Neighborhood Plan. *Joaquin Neighborhood* 14-0001GPA

Applicant: Provo City Community Development Staff Coordinator: Bill Peperone *Council Action Required:	
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OVERVIEW

The Joaquin Neighborhood Plan is a product of Community Development Staff and a citizen advisory panel working together to envision the best possibilities for the neighborhood’s future. The Plan has been developed under the mandate established by Vision 2030 to create neighborhood specific plans and reflects the objectives of the General Plan.

The Plan conceives of a united neighborhood that meets the needs of a diverse citizenry by providing a convenient walkable center for all aspects of student living at the north reach of the neighborhood and a stabilizing mix of single family homes and existing multi-family dwellings at the south. These areas are mediated by appropriate transition between the north and south and served by robust connections to downtown and the many adjacent civic amenities.

The Joaquin Neighborhood Plan is a mid-range district plan to supplement the Provo City General Plan and the Vision 2030 Plan. The physical boundaries of the planning area are coterminous with the boundaries of the Joaquin Neighborhood. The plan will include multiple functional areas. The topics covered in the plan include the following:

- Land Use
- Zoning
- Parks/Open Space
- Urban Design
- Transportation
- Parking
- Historic Preservation

Brief overviews of each topic area are presented in this report.

Land Use, Zoning, Park and Open Space

The future land use map for the Joaquin neighborhood was produced by studying existing land uses, observing building trends, and understanding the need for growth in the area. This information was then joined with the stated desires of the neighborhood advisory panel to create a vision for the future of Joaquin.

The map is meant to be a guide, much like the general plan, for future zones and project proposals. Detailed building setback, height, and other standard regulations will be formed in the zones that follow this guide; but are not completely included in the future land use analysis.

The goal of the future land use map is to create a smooth transition from the student housing near BYU to the single family homes on Center Street. This transition should create a healthy diversity of housing types and uses within the neighborhood, and create a desirable place to live.

Urban Design, Transportation and Parking

In this section, multiple strategies are described to strengthen the character of the neighborhood, improve pedestrian and bicycle connectivity, capitalize on planned transportation improvements, manage parking demand and improve the cohesiveness of new development. The goals of these strategies are as follows:

- A high-quality and consistent palette of street furnishings in the Joaquin Neighborhood
- A neighborhood streetscape plan
- A neighborhood where diverse building types and styles harmoniously coexist
- A safe, well-maintained pedestrian network throughout the neighborhood
- Mitigate negative externalities of parking infrastructure while ensuring parking is accessible and available to residents in a predictable and consistent manner.
- Efficiently manage supply of parking to meet growing demands.

Through implementation of these strategies, the Joaquin Neighborhood will maintain the qualities that make it desirable while overcoming the challenges of growth and providing a safer, healthier, more beautiful and livable neighborhood for all, long into the future.

Historic Preservation

The Joaquin Neighborhood's two most defining physical characteristics are its historic plat and historic buildings. By extending the original town plat into this area, early settlers laid the foundation for a pedestrian scaled neighborhood with small blocks, frequent intersections and wide rights of way with ample park strips. The original quarter block plat has led to a diverse and irregular pattern of lot subdivision and has also enabled the assemblage of property for infill development. These characteristics define the physical structure of the neighborhood, but also increase the difficulty of preservation.

The preservation of historic character is a powerful tool to increase the viability of the neighborhood as an attractive address for the multitude of residents who call it home. Preservation of the Joaquin Neighborhood requires specific action and continuing vigilance. First historic resources must be identified then designation and protection programs instituted. The design of new infill development or reconstruction must also be regulated to ensure compatibility with the characteristics identified as important to the aesthetic and spatial character of the neighborhood.

NEIGHBORHOOD COMMENTS

The following comments have been received from neighborhood residents.

Existing arterial and collector streets in the neighborhood such as 200 North, 500 North, 700 North, 800 North, 400 East and 700 East need to have calming measures introduced to slow traffic and protect pedestrian safety.

Does the designation of the area between 400 North and 500 North from 600 East to the neighborhoods west boundary as Low Density Residential serve to best conserve the existing neighborhood character and adequately protect the area south of 500 North from continued development encroachment?

The designation of the East side of 800 East from 560 North to 350 North as Medium Density Residential is of concern to some resident homeowners.

200 East should be designated as a linear park and added to the capital improvement plan to enable the dedication of parks impact fees for its improvement.

CONCLUSIONS

The Joaquin Neighborhood Plan is being presented to the Planning Commission for review and input. The findings and recommendations contained in the plan will serve to supplement the General Plan. After initial review and input from the Planning Commission, the Plan will be brought to the Commission for action. This action will consist of a vote of recommendation to the Municipal Council. The Council will review the Plan and may then vote to adopt it as a component of the Provo City General Plan.

STAFF RECOMMENDATION

Staff recommends that members of the Planning Commission review the Draft Joaquin Neighborhood Plan and any of the documents referenced in the plan and bring questions, comments and recommendations for discussion at the May 14th meeting.