



Joaquin

Neighborhood Plan



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Joaquin Neighborhood Plan

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01

INTRODUCTION

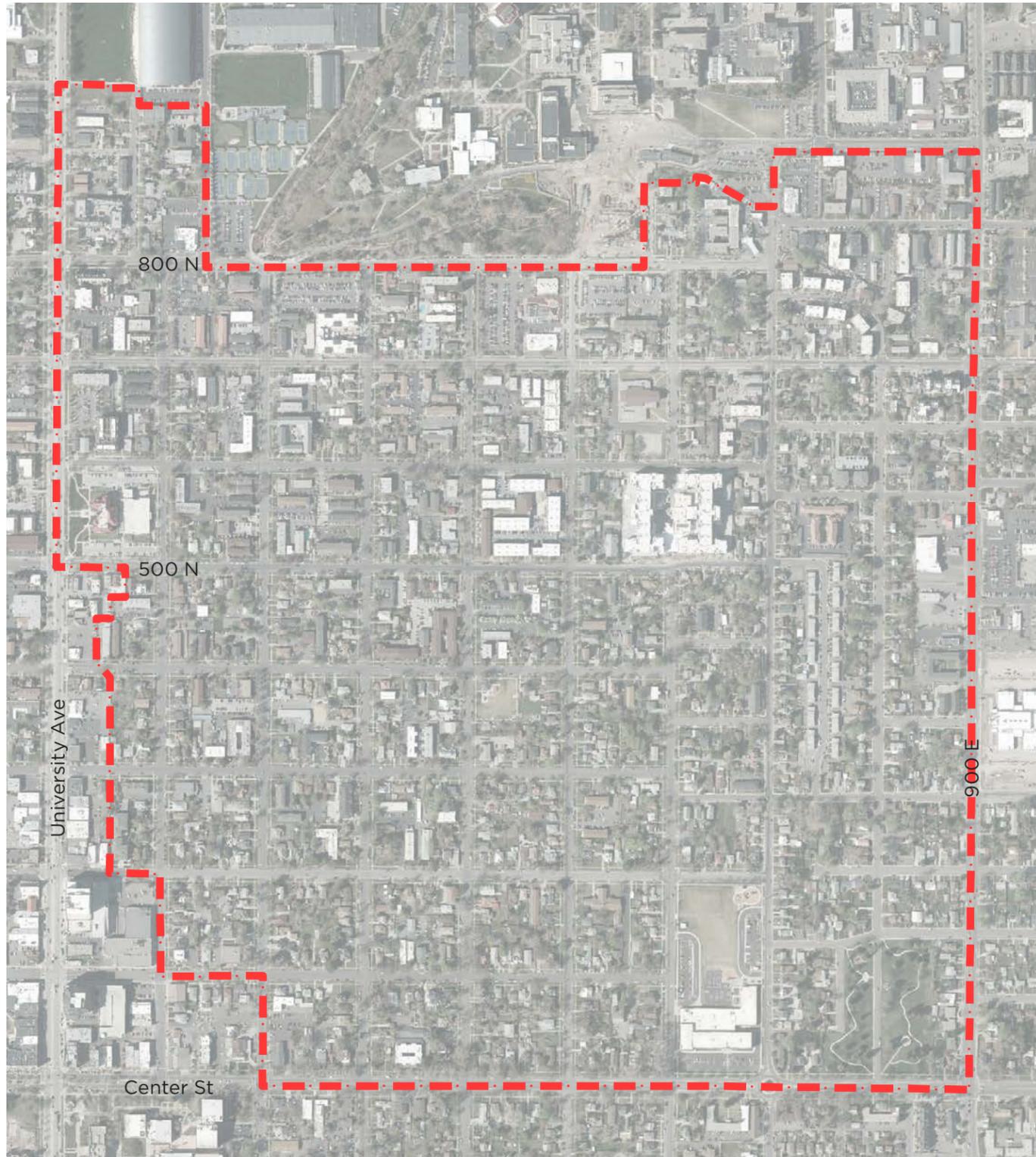


Figure 1.1 - Joaquin Neighborhood boundary

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 Provo 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 adopted as a supplement to the Provo City General Plan and as such reinforces and extends the goals and policies of the General Plan. Future development plans and improvements to the public realm must be consistent with both the General Plan and this Joaquin Neighborhood Plan.

A. BACKGROUND/HISTORY

In 1849, when the first settlers moved into Fort Utah, the construction of homes, schools, and churches in the Joaquin Neighborhood was still over two decades away. The history of the neighborhood is inextricably tied to Brigham Young Academy and its evolution into Brigham Young University. The first purpose built home of the Academy, now the Provo City Library at Academy Square, still stands on University Avenue between 500 and 600 North, on the edge of the Joaquin neighborhood. The university’s first student housing, Amanda Knight Hall, stands on the southeast corner of University Avenue and 800 North and the current campus forms the entire northern boundary of the neighborhood.

Some of Provo’s most prominent homes line the streets of Joaquin. Many were built on the corners of the neighborhood’s original quarter block lots. The physical development of the neighborhood traces many decades and important phases in the growth of Provo and Utah County. Some of the oldest homes in Provo lie to the west and south edges of the neighborhood within the original 4 acre block plat, while the eastern edge of the neighborhood is primarily composed of inter war and post WWII housing built to accommodate the influx of workers at Geneva Steel and the rapid post war expansion of Brigham Young University.

Churches and schools followed the development of homes in the area. In 1860, the Provo Fourth Ward schoolhouse was built at 100 East and 100 North. The building was used for church services until 1866 when the 4th Ward Chapel was constructed.



The neighborhood was historically served by two schools within its borders, Joaquin Elementary and Farrer Junior High which was later converted to use as an elementary school. Both schools have closed with Farrer being replaced by Provo Peaks Elementary on the same site. The Parker School was constructed before 1908 on the corner of 100 East and 200 North and replaced by the Joaquin School in 1938. The name Joaquin, first given to the school and then to the neighborhood, can be traced back to the early Spanish explorers in the area. According to Carter (2003), a pair of Timpanogots Utes that agreed to guide the explorers were named Silvestre and Joaquin by the explorers. (p.9-13)

B. PURPOSE AND NEED

The Joaquin Neighborhood is rapidly changing. This rapid change has resulted in new development and other externalities that are not effectively addressed by current regulations.

- The character of the neighborhood is being lost as multifamily projects are moving further south and homes are converted to apartments in an historic single family neighborhood.
- Pedestrian Connectivity and mobility is lacking throughout the neighborhood and surrounding areas.
- The existing parking regulations are not designed to support the type of development that has been occurring in the neighborhood.
- There are insufficient amenities within the neighborhood for the growing population.
- Current enforcement strategies are ineffective in maintaining a clean and appealing community.

The goals and objectives for the Joaquin Neighborhood reflect the needs of the area and are based on a set of guiding values that were defined by the Joaquin Advisory Panel and City staff. The subsequent pages will address the following goals by showing concepts, laying out specific objectives, and recommending courses of action. The guiding principles are as follows:

- Respect the existing character and historic homes of the Joaquin neighborhood.
- Enhance mobility and connectivity for all modes of travel within the neighborhood.
- Maximize the efficiency and effectiveness of parking regulations.
- Stimulate growth of amenities within the neighborhood.
- Improve enforcement procedures and regulatory guidelines for the neighborhood.

C. SCOPE

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 to be covered in the plan include the following:

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





A. LAND USE

The land uses within the Joaquin neighborhood are primarily residential. Though there is a small amount of commercial and office uses, they are quite minimal and small in scale. To truly understand the land uses within this area, the categories must be broken down from simply residential, to specific residential use types. Though the neighborhood works as a whole, there are different challenges and characteristics from south to north that must be addressed. To do this, we will imagine two districts; north Joaquin and south Joaquin,

The north Joaquin district consists of everything north of 500 North within the neighborhood. This area is dissimilar from the rest of the neighborhood in many ways, land use being one of them. The land uses of this area include the majority of multifamily and apartment residences and most of the neighborhoods commercial areas.



Figure 2.1 - Amanda Knight Hall - North Joaquin

Starting in the northeast corner of the neighborhood, there is a collection of small commercial uses around 820 North and 700 East. Moving west along 800 North, there is a mixed-use building, followed by several parking lots; providing possible infill opportunities for the future. In the northwest corner, there is a rare piece of vacant land and another small area of commercial use.

The rest of the north Joaquin area is characterized by a number of apartment residences, condo residences, and small sections of single-family and two-family houses. The eastern edge, from 560 North down to around 400 North, contains most of the remaining commercial uses.

The south Joaquin area contains the majority of the single-family homes in the neighborhood. The uses here are just as diverse as north Joaquin, but the residential building types are much more varied.



Figure 2.2 - Historic Joaquin Home - South Joaquin

North of Center Street, the uses transition from single family residences into more two-family residences and apartments approaching 500 North. Also within this area, there are three parks and an elementary school. A small amount of commercial space is located in the southwest corner and a variety of condos are scattered around 300 and 400 North.

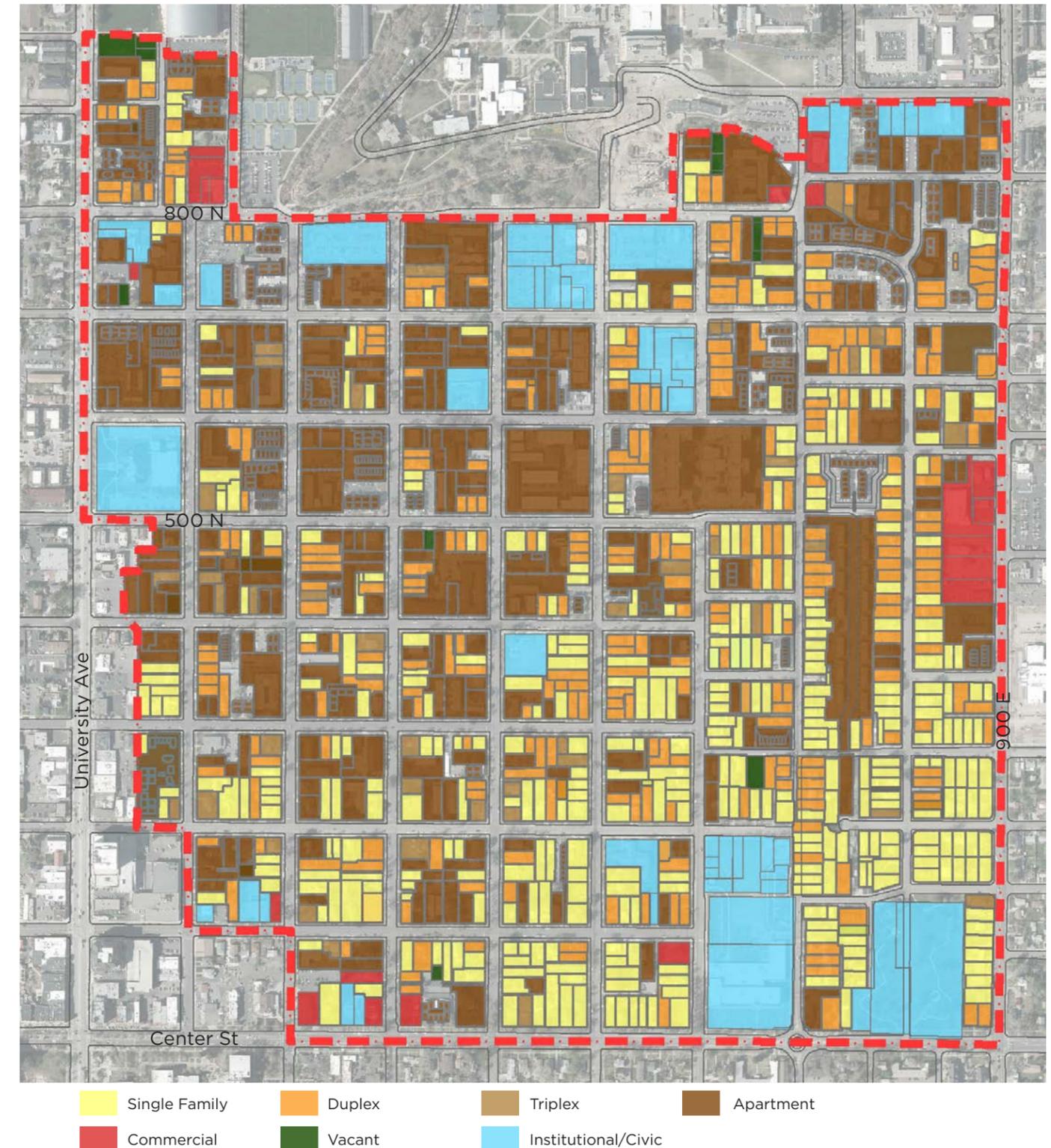


Figure 2.3 - Joaquin Neighborhood Current Land Uses



B. DEMOGRAPHICS

The 2010 US Census Block data has been compiled and analyzed to provide some important demographic characteristics of the existing neighborhood that aid in future planning efforts. Numbers for the Isles and Village projects have been added.

HOUSEHOLDS

As of 2010, the Joaquin neighborhood had 4,405 occupied households reported, which equates to roughly 14% of the City of Provo as a whole. Households with 2-4 persons account for 16% of the Provo households in this group. Also, 55% of households in Joaquin have one or more non-relatives while the rest of Provo only has 20% of households with one or more non-relatives. This is most likely due to the single student population living with roommates.

OCCUPANCY

Out of the 4,522 units in the Joaquin Neighborhood in 2010, only 117 were vacant. The vacancy rate in Joaquin, 2.5%, is half that of Provo City, at 5% vacancy.

TENURE

When we compare the tenure of Joaquin to the rest of Provo we see a large gap in the amount of owner occupancy to renter occupancy. In Joaquin, a little over 94% of occupied households are being rented. In the rest of Provo 52% of households are renter occupied. Nearly a quarter of renter occupied housing in Provo is located in Joaquin.

POPULATION

Out of the 14,742 people in Joaquin, 13,967 are renters. Only 24% of owner occupied homes are owned free and clear.

TENURE BY AGE OF HOUSEHOLDER

Overall, 42% of owners living in Joaquin are under the age of 35, while 94% of renters living in Joaquin are under the age of 35. Only 13% of homes in Joaquin have people under the age of 18 while the rest of Provo has 38%.

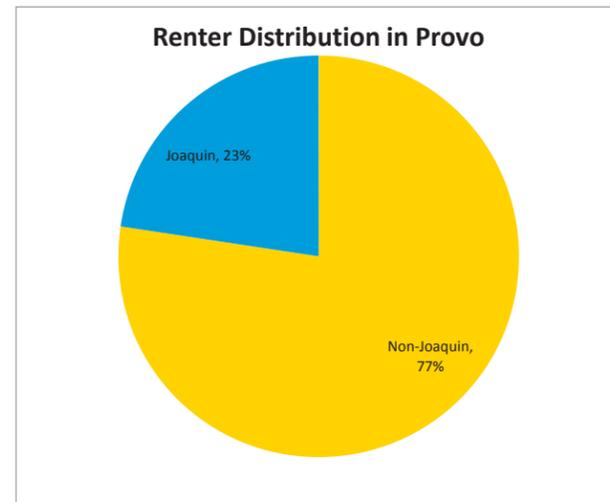
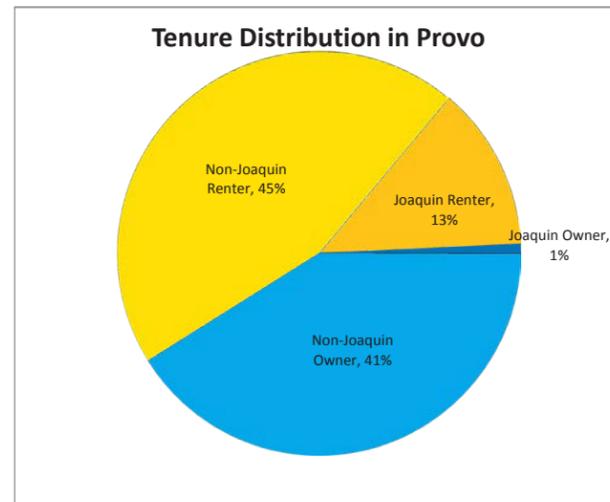


Figure 2.4 - Rental Distribution for Provo and Joaquin

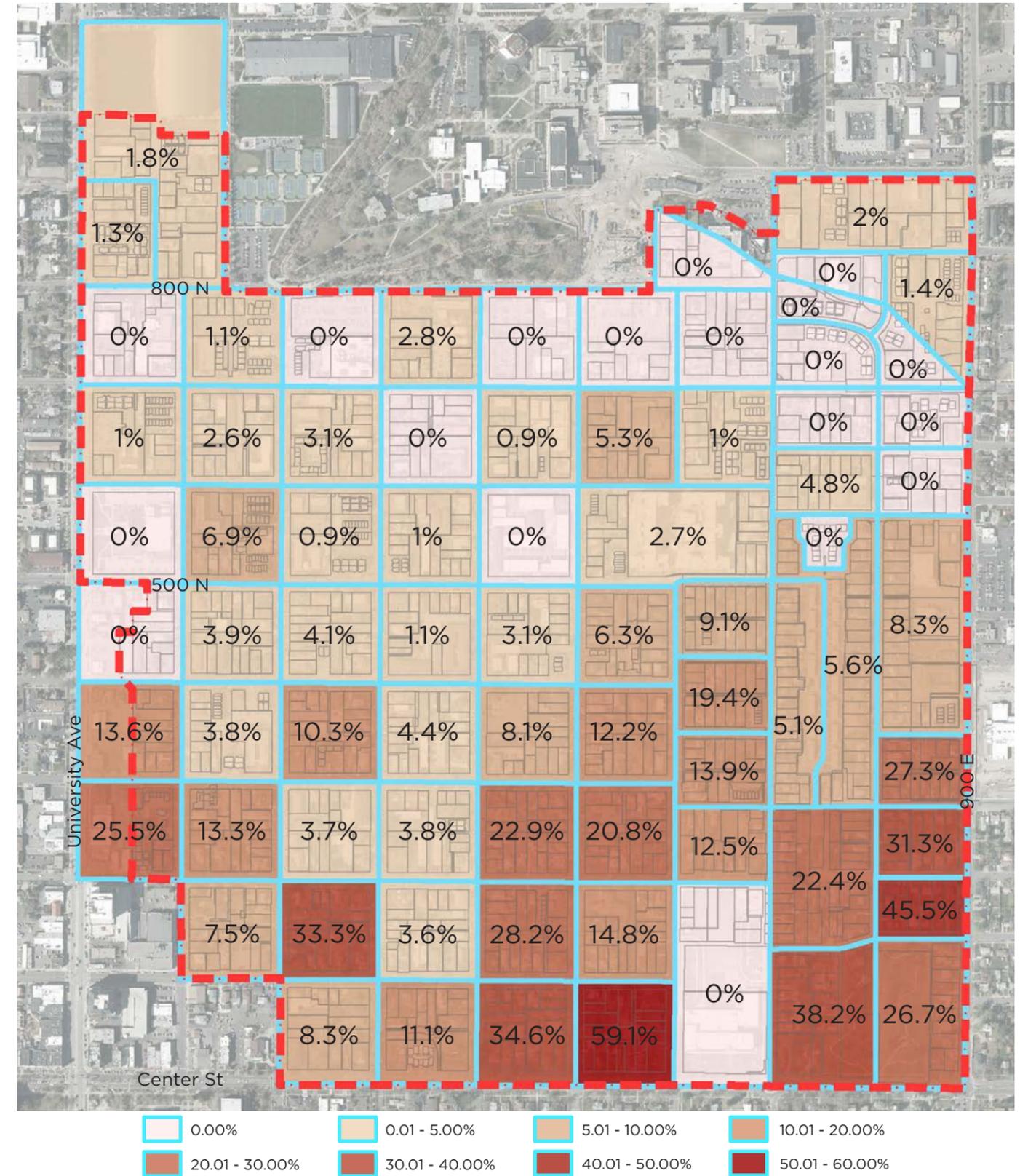


Figure 2.5 - Joaquin Neighborhood Owner-Occupant Percentage (by census block)

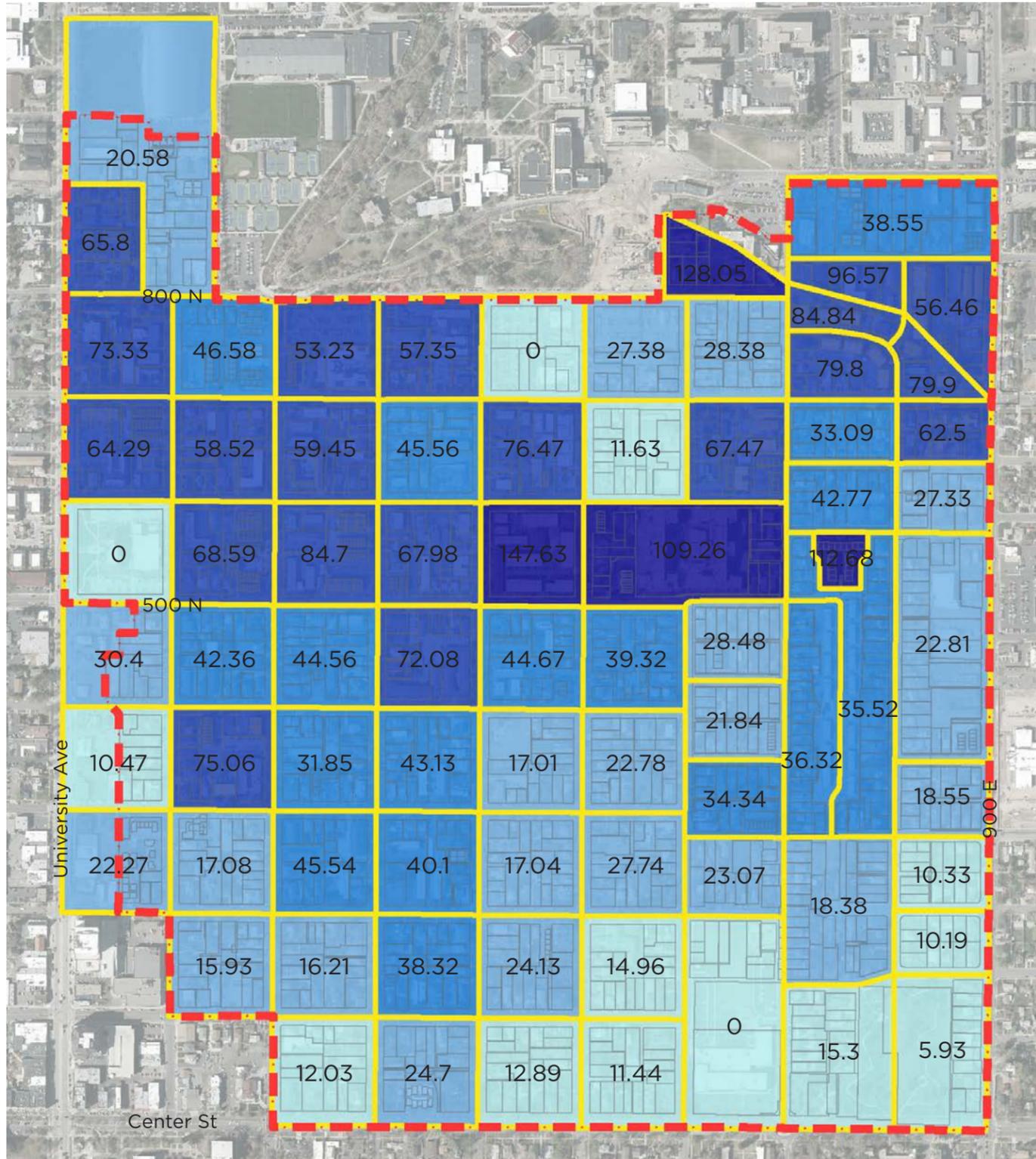


Figure 2.6 - Joaquin Neighborhood Population Per Acre (by census block)

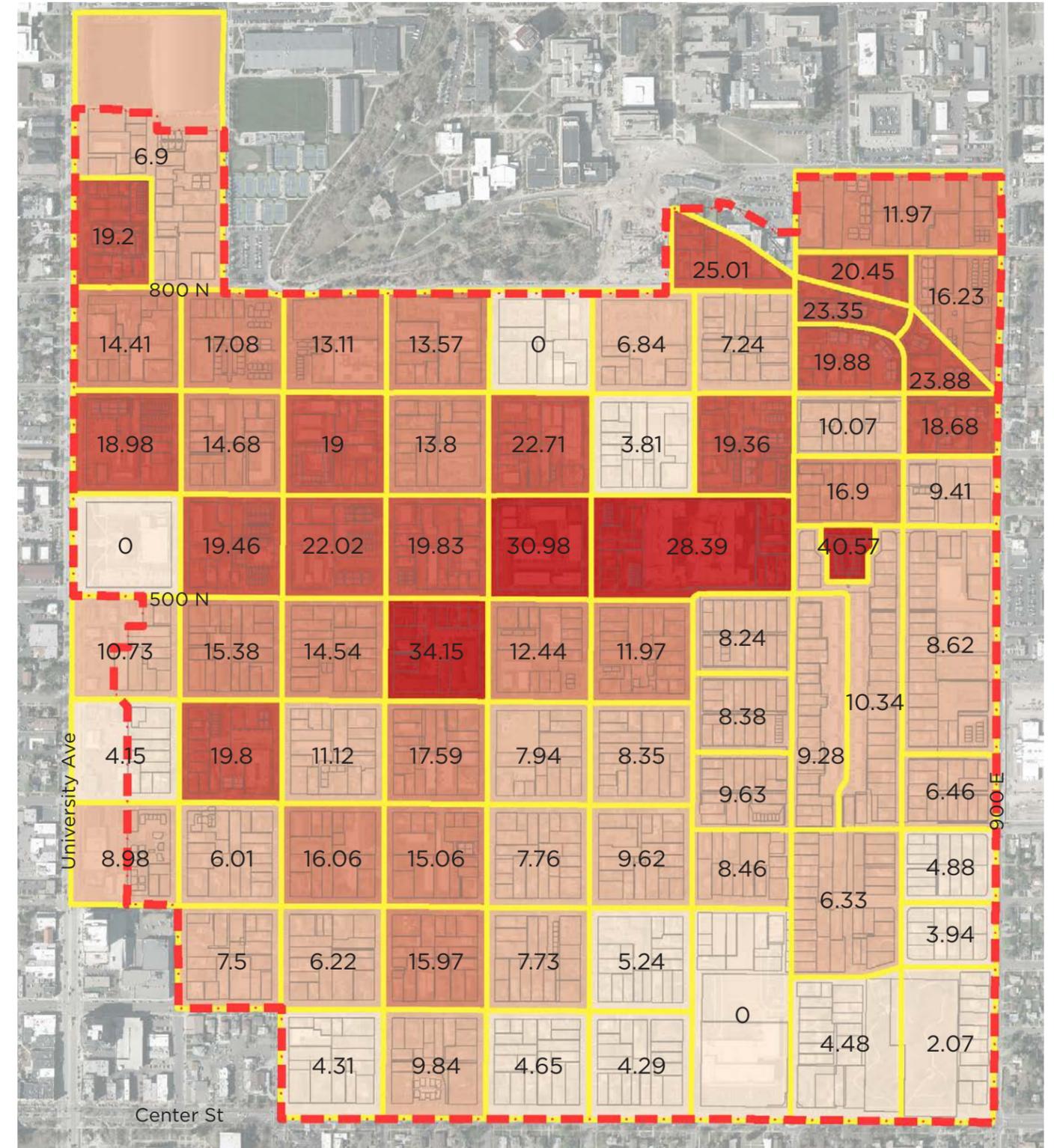


Figure 2.7 - Joaquin Neighborhood Housing Units Per Acre (by census block)



C. CHARACTER/ENVIRONMENT

The identity, or character, of a neighborhood is important to its residents and how others perceive it. It gives people a sense of place and a reason to visit. The residents of the Joaquin neighborhood relate to its historic atmosphere, proximity to BYU campus, diversity, and tree lined streets. Some residents reported that the character is in jeopardy and suggested ideas to protect it. This section will address those concerns and suggestions, and describe opportunities that the physical environment provides.

PHYSICAL ENVIRONMENT

The Joaquin neighborhood is best known for its historic buildings, but with that comes some very old infrastructure as well. The roads and gutters are not graded properly in many places, posing some safety and aesthetic issues at intersections and along curbside parking. In addition to its historic nature, the neighborhood has a number of trees along its sidewalks and streets; providing some shading and aesthetics for residents and visitors.



Figure 2.8 - Joaquin resident photographs of assets (above) and concerns (below) of the neighborhood

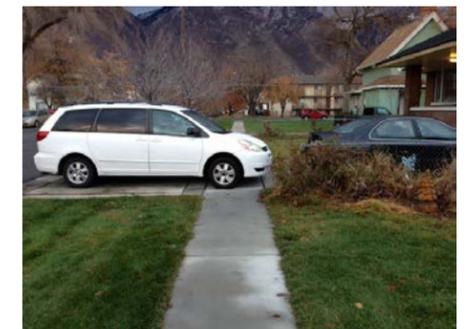
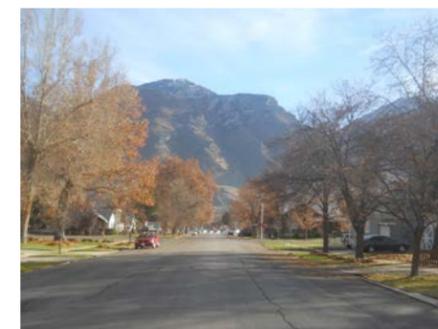
CONCERNS

Some issues that are shared by the residents of Joaquin and outsiders are the split-up of historic single family homes, lack of maintenance, and unsafe pedestrian environment. The neighborhood currently lacks a sufficient pedestrian system to get people to their destinations in a safe and timely manner. With a college campus on the north border, student housing and its accompanied externalities have been encroaching on the single family nature of south Joaquin. This is one concern that can be alleviated with simple zoning measures. Other concerns include a lack of amenities, too much paved surface, and some dilapidated structures.



OPPORTUNITIES

There are many assets existing in the Joaquin neighborhood, and opportunities for improvements. As stated above, the largest physical attribute of the area is its historic buildings and infrastructure. Beautifying and respecting the historic buildings will add to the great character of the neighborhood. In addition to the historic nature, Joaquin's wide, tree-lined streets have potential to become enjoyable public ways that provide room for all travel modes. Adding some more neighborhood scale amenities will help enhance what currently exists. Over time, with Joaquin's historic foundation, the neighborhood will continue to become a more safe and exciting place to live.





D. STRUCTURES/FORM

SINGLE FAMILY

Many of the single family structures in the neighborhood date back to the beginning of the 20th century, and another large amount are post war tract homes from the 1940's and 1950's. The majority of the structures in Joaquin began as single family homes, and though many have been preserved, a large number have been converted into multi-unit dwellings.

DUPLEX

There are only a handful of duplex structures in Joaquin, most being a side-by-side style. The stacked duplexes are mostly converted single family structures. Just like the single family structures, a number of the duplex structures have been converted to multi-unit homes.

CONDO/TOWNHOME

Condos are scattered throughout the neighborhood, but are concentrated in the north part of Joaquin, around 200 East and 800 East, respectively. The styles consist of two-level side-by-sides, four-plexes, and stacked condo units.

APARTMENT

The number of apartment buildings in Joaquin has been growing over the past ten years at an increased pace. Most of these structures are located north of 500 North, though there are varieties throughout the southern part of the neighborhood as well. Throughout the neighborhood many of these structures are old and dilapidated and ripe for redevelopment.

COMMERCIAL

The majority of commercial structures are in the southeast corner of the neighborhood, along 700 East, 800 North and 820 North; and on 900 East. The 900 East commercial area is in need of infill and redevelopment, as many of the structures are functionally obsolete and surrounded by vacant parking lots. This area suffers from a lack of good access and design. The commercial structures along 700 East, 800 North and 820 North work well for the area, though parking is a concern, and vary from mixed use to strip commercial buildings.

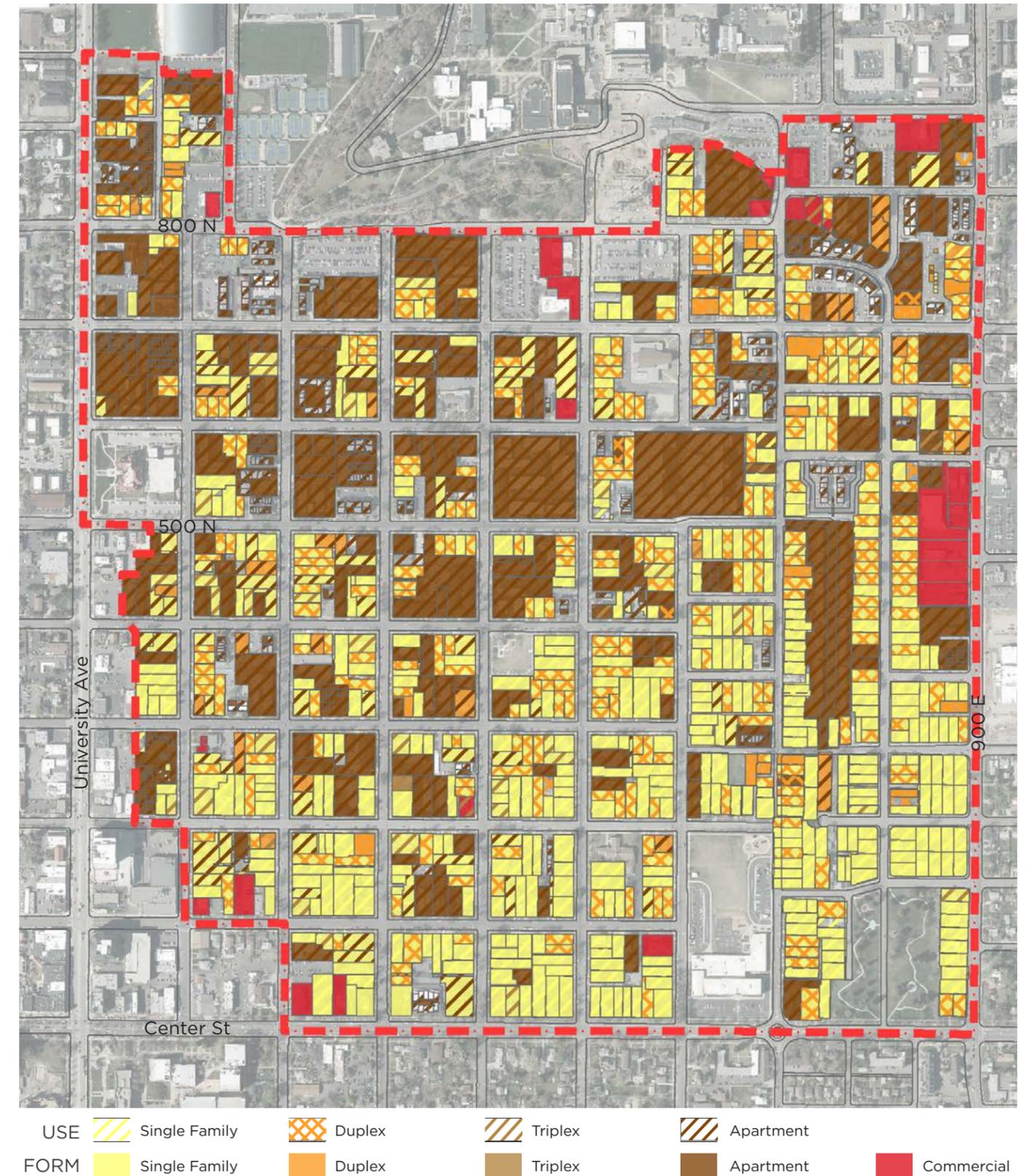


Figure 2.9 - Joaquin Neighborhood Building Forms and Uses



E. SUMMARY OF EXISTING PLANS

SOUTH CAMPUS AREA MASTER PLAN

The South Campus Area Master Plan, or SCAMP, is the result of discussions that began in the late 1990's concerning the future of the northern half of the Joaquin neighborhood. The master plan document resulted from a process initiated in March 2000 and completed in July 2000. The plan was never adopted as a small area plan for the south campus area. A number of factors contributed to the failure to officially adopt SCAMP. Public hearings were conducted by the Municipal Council in June and December of 2001 and January of 2002. Although an additional hearing was planned for April 2002, concerns with some elements of the Report and Recommendations led to some hesitancy in moving forward without additional study and consideration of the impacts of these elements. The public hearing was delayed, pending the evaluation and implementation of steps to stabilize the most affected neighborhoods. Some of the concerns expressed by the municipal council centered on the plan's recommendation to reduce parking requirements as well as the feasibility of private sector implementation without public financial participation. Prior to being heard by the Municipal Council, the Planning Commission reviewed the plan and offered the following recommendations which remain topical today and need to be addressed within the current planning effort.

- Implementation of a workable parking permit program;
- Reclamation of appropriate areas for owner occupancy and down-zoning of areas sufficient to reverse the trend of non-owner occupancy;
- Design of development benchmarks and triggers for public improvements to ensure that density does not occur without the intended amenities.

The plan is used today primarily as a geographic reference to the south campus area of the Joaquin neighborhood and as a shorthand for the high density student village development pattern recommended by the plan. The failure of the plan to be adopted has left a critical perception of the planning process among some residents.

The best elements of the South Campus Area Master Plan are those that delineate a vastly different future for the area. The timeliest recommendations contained in the plan are the development of an enhanced public realm through street improvements and park blocks, the institution of a parking permit program and the concentration of dense redevelopment adjacent to campus. The fact that these recommendations remain issues in the neighborhood almost 13 years later testifies to their topicality and importance.

PROPOSED JOAQUIN NEIGHBORHOOD RESIDENT PERMIT PARKING PROGRAM

City staff drafted a proposed Joaquin Neighborhood Permit Parking Program in response to a request from the Joaquin Neighborhood Chair. A discussion draft was released in May 2007. This draft outlines recommendations and revenue projections for a potential program. The parking permit program was not adopted due to neighborhood opposition. This opposition must be considered and mitigated if a parking program is to be an element of the new neighborhood plan.

PROVO GENERAL PLAN

The General Plan update of 2004 adopted a South Campus Planning Area based on some of the SCAMP principles. The current General Plan address the Joaquin Neighborhood in two parts, a South Campus Planning Area in the north and a Residential Conservation Area in the south with 500 North forming the boundary between these two areas. The General Plan contains general goals for the whole neighborhood. These goals provide a substantial basis for the development of a neighborhood plan. The Goals of the Joaquin Neighborhood include:

1. Increase owner-occupancy to build the neighborhood community, by having more permanent residents to support schools and community efforts;
2. Preserve and maintain the historic homes in the neighborhood;
3. Retain schools for the children within the neighborhood;
4. Improve the pedestrian-friendly aspects of the neighborhood;
5. Improve the on-street parking, reducing pressures and the conflicts that result from those;
6. Provide appropriate campus-oriented redevelopment with suitable transition to the neighborhood conservation area through architectural and land development standards, zoning, and land use policies;
7. Provide family-oriented public recreational space within this densely populated area.

Additionally the General plan lists specific policies for each of the two neighborhood areas. These policies encapsulate the SCAMP focus on concentrating new student housing development north of 500 North, and call for the protection of the single family character of the neighborhood generally south of 500 North.

VISION 2030

City staff and a citizen group helped to develop an aspirational community vision statement and specify core Provo values. The applicable goals for the Joaquin neighborhood include:

- Improve neighborhood interconnectivity.
- Capitalize on local natural resources and neighborhood amenities.
- Help neighborhoods establish their own identity and sense of place.
- Give families, individuals, and businesses opportunities to participate in neighborhoods.
- Encourage owner occupancy or long-term residency by creating healthy and balanced neighborhoods for schools, businesses, religious congregations, and community organizations.
- Maintain and improve the physical appearance and beauty of neighborhoods.
- Identify opportunities for neighborhood amenities in established neighborhoods.
- Preserve structures and districts with unique histories or architecture.
- Ensure a safe travel environment for all modes of transportation and carry out strategies and programs that will maintain this environment.



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.

A. SINGLE FAMILY HOUSING

RC (RESIDENTIAL CONSERVATION)

The area in yellow on the map, titled as RC, is currently zoned Residential Conservation. This zone was established and the area was rezoned by Provo City in 2002. Current housing densities may be retained, and even replaced in the RC zone, but housing densities cannot be increased. This is a priority for the residents and will ensure that the historic nature of Joaquin will stay intact, while allowing property owners to continue the current use of property. The area will allow for single family residences of all kinds, however, design guidelines that would foster the historic architecture and fabric of the neighborhood would be beneficial.

POCKET NEIGHBORHOODS

Pocket neighborhoods are one redevelopment option for the south Joaquin area that can enhance the neighborhood and create more community. Many large parcels with aging buildings can be assembled and turned into groups of homes with a common yard.



Figure 3.1 - Pocket Neighborhood

RECONVERSIONS

Restoring some of the historic homes that have been split into several units is a goal of the neighborhood. While accessory apartments shall still be permitted, any opportunity to revert an old home back to a single family residence should be pursued.



Figure 3.2 - Low Density Residential

LDR (LOW DENSITY RESIDENTIAL)

The LDR can work as a transition between the high-density land uses to the north and the single family land uses to the south. This area allows up to two stories and up to 15 units per acre, and does not allow for batching singles.

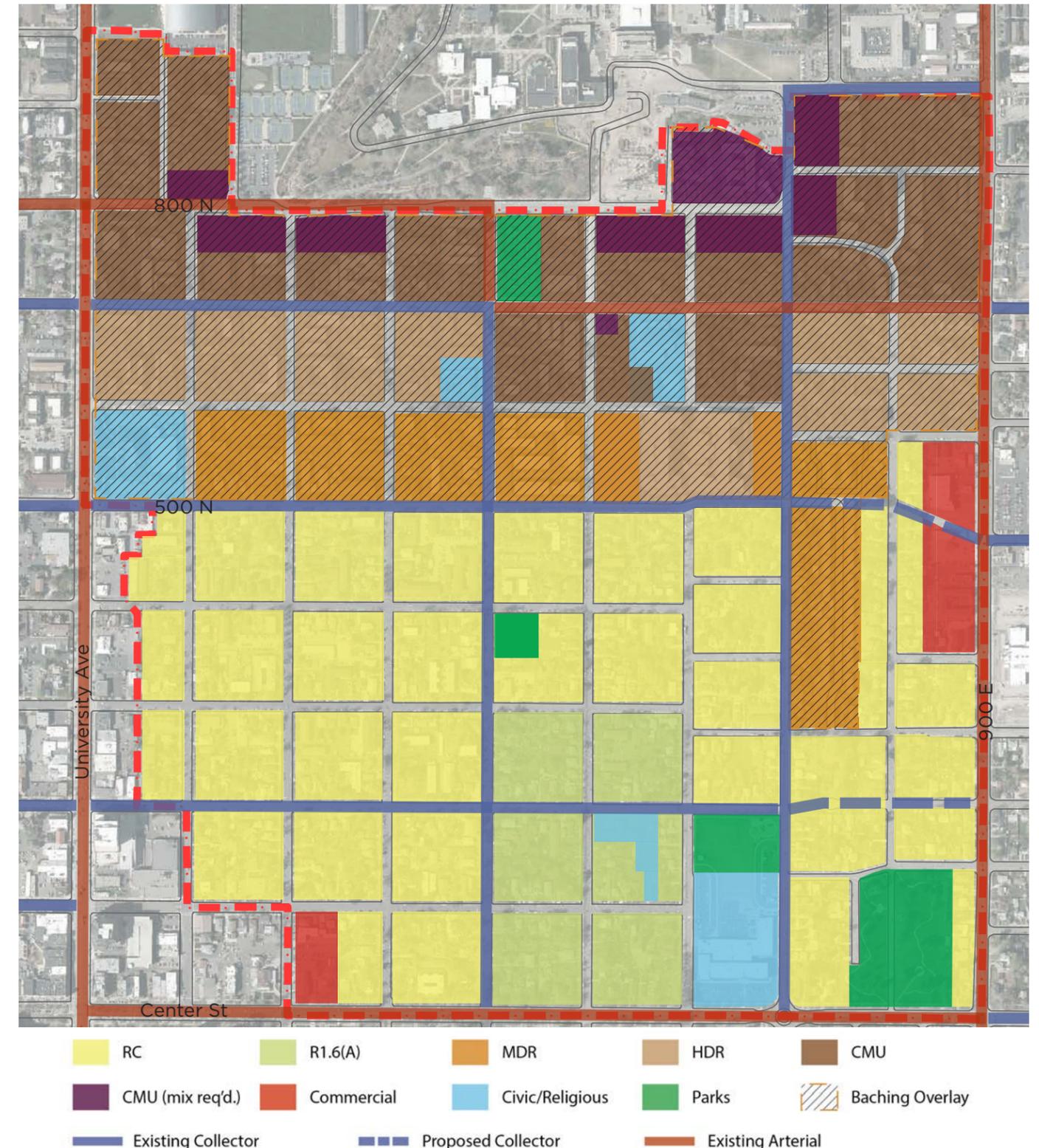


Figure 3.3 - Joaquin Neighborhood Future Land Use



B. MULTI-FAMILY HOUSING

MDR (MEDIUM DENSITY RESIDENTIAL)

The MDR permits multi-family dwellings as the neighborhood transitions to student housing. This area may be built at 30 units per acre, and have heights up to 45 feet. Along 500 North, height would be restricted to 3 stories, to create a smooth transition to lower density uses south.

HDR (HIGH DENSITY RESIDENTIAL)

The HDR will allow for a range of residential uses at a maximum of 50 units per acre. The higher density development will continue the transition north from the MDR into the campus high density zoning and allow heights up to 55 feet.

CMU (CAMPUS MIXED USE)

The CMU area will allow for residential projects to be mixed with commercial ground floors to provide daily needs and other amenities for students. In some areas (purple), a commercial ground floor will be required; while the rest of the areas allow it if the applicant chooses. This land use will allow a density of up to 80 units per acre and allow heights up to 75 feet.

BACHING OVERLAY

This overlay will allow the student housing north of 500 North to house up to six singles per unit, rather than the standard 3 per unit. Incorporating this into future land uses will help drive new projects and enhance student life in the Joaquin neighborhood.



Figure 3.4 - Medium Density Residential



Figure 3.5 - High Density Residential



Figure 3.6 - Campus Mixed Use

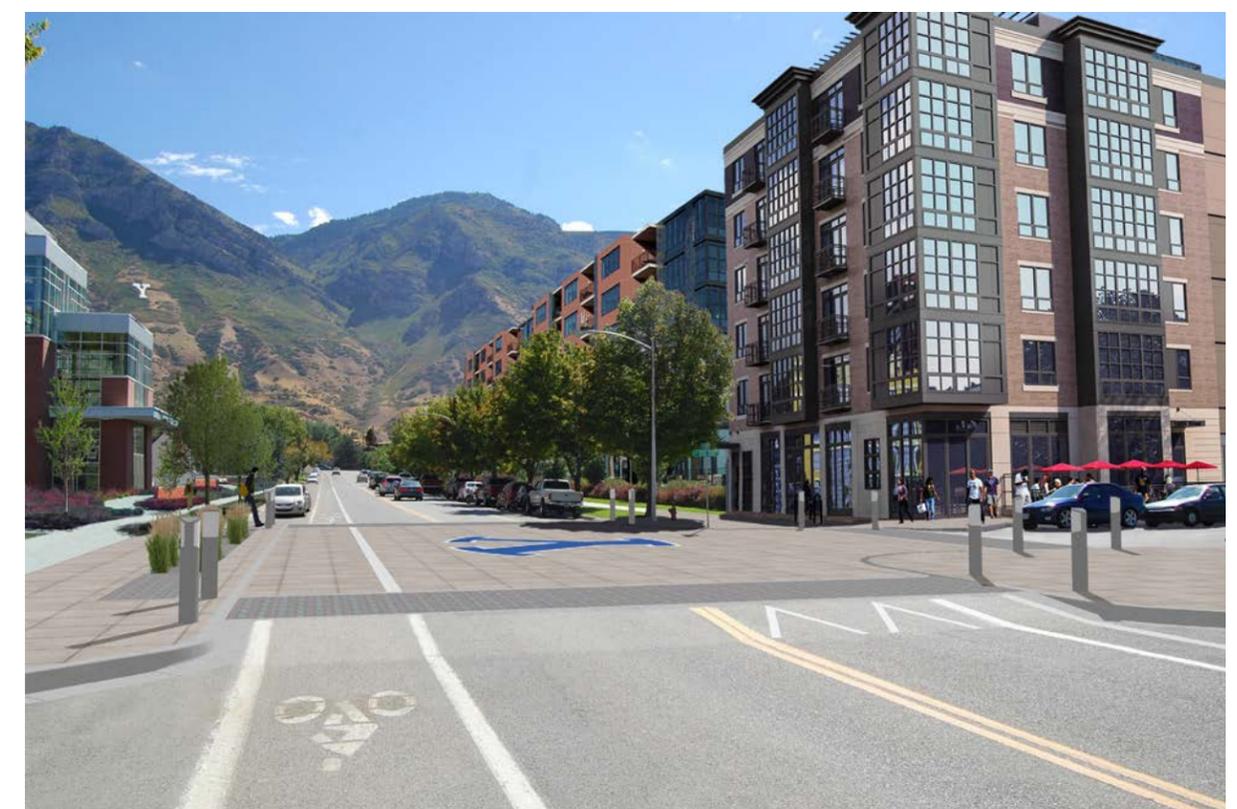


Figure 3.7 - Photo Simulation of 800 North Development.



C. COMMERCIAL

All of the commercial areas in the neighborhood shall allow for a range of commercial uses, but be held at a neighborhood scale. Retail, services, or restaurants will typically occupy the ground floor of mixed use buildings. At strictly commercial nodes, like the section along 900 East and the southwest corner of the neighborhood, larger commercial uses may be permitted. A better connection across 900 East would help strengthen that commercial area.

The building at 387 East 200 North was previously a neighborhood grocery store. Reuse of this building for neighborhood commercial could be a valuable amenity. Because on-site parking is not provided, amendment(s) to the current City Code would be necessary to facilitate retail commercial use of this building.

D. PARKS

The Joaquin neighborhood currently has three great parks within its boundaries. This plan recommends preserving those parks, with an adjustment to the Memorial Park to create a safer and more attractive place by vacating the section of 800 East that runs through the park.

The duck pond and surrounding open space north of 800 North on Brigham Young University's campus provide an important gathering place for students and for citizens of Provo. In addition to maintaining this area as open space, supplemental pocket parks within the Joaquin neighborhood, and especially in the north Joaquin district, are necessary and desirable due to the anticipated increase in residents to this area over time.



Figure 3.8 - Photo Simulation of Memorial Park, with 800 East closed off

E. GOALS AND OBJECTIVES

1. Utilize the General Plan to foster preferred future land uses in the Joaquin Neighborhood.
 - a. Update the General Plan to be consistent with the future land use plan.
2. Require that all future development complies with the future land use map.
 - a. Determine which zones are inconsistent with the future land use map.
 - b. Amend the zoning map to be consistent with the future land use map.
 - c. Establish new zones to implement the proposed land uses.
3. Coordinate surrounding neighborhood plans to be complementary to the Joaquin future land use plan.
 - a. Review proposed projects and zone changes adjacent to the Joaquin Neighborhood in relation to the Joaquin land use plan.



A. STREET FURNISHINGS AND LANDSCAPE

SIGNS

The existing signage throughout the Joaquin neighborhood consists mainly of street signs and a small variety of commercial signage. Current commercial sign regulations are sufficient for future growth of that land use.

However, in an attempt to create a sense of place and identity for the Joaquin neighborhood, street signs should be upgraded with powder-coated posts. In addition to street sign upgrades, there is a desire to restore and replace historic wayfinding concrete markers. There are a few remaining that need to be replaced or repaired, but there should be one on every intersection in the neighborhood.

LANDSCAPING

The tree network in the Joaquin neighborhood is one of its best aspects. As new pedestrian paths are installed and projects are built, trees should be a continued point of emphasis. Replacing old trees, adding new trees as visual relief on new projects, and creating green pedestrian ways will enhance the beauty of the neighborhood and help reduce heat islands of large roads and parking lots.

In addition to trees, water wise landscaping treatments could be added to park-strips, using street drainage and grey watering systems. This element can add more green-space to the neighborhood, while reducing impervious surfaces and conserving city resources.

LIGHTING

A well-lit neighborhood will provide a safe and inviting environment for pedestrians in Joaquin. This means providing ample pedestrian scale lighting in addition to the street lights that already exist throughout the neighborhood. Priority areas for increased lighting are on major intersections and along well-used routes in north Joaquin. The style of the lighting should be harmonious with the character of the Joaquin neighborhood.

STREET ART

The neighborhood is lacking any kind of street art that helps bring character to a neighborhood and enhances the sense of place that this plan is promoting. Finding an ideal location in the neighborhood to place a sculpture of Joaquin (Timpanogots Ute Indian) should be a goal for the neighborhood. Placing the monument in Joaquin Park, at the 700 North BRT station, or along 800 North in a median would incorporate some history and art into the neighborhood.



Figure 4.1 - Upgraded Signs



Figure 4.2 - Historic Wayfinding Marker



Figure 4.3 - Pedestrian Lights

B. BUILDING DESIGN

DESIGN GUIDELINES

Provo City currently has a set of design standards and guidelines for residential development. Additionally, each zone has specific regulations for the placement and scale of buildings. However, these two standards together still lack the design tools needed to protect the character of the Joaquin neighborhood.

Joaquin neighborhood needs additional controls on building design, and those controls should vary north and south of 500 North as the conditions of these two areas are different. The quality, architecture, design, and placement of structures in Joaquin create the neighborhoods historic, but diverse atmosphere.

Design guidelines for the Residential Conservation (RC) Zone within Joaquin should be developed in a way that will allow for remodeling or reconstruction of existing dwellings but respect the historic nature and design fabric of the Joaquin Neighborhood. New guidelines should be added that address the following:

- Building Location
- Building Mass and Scale
- Building Forms
- Building Materials
- Open Space and Landscaping
- Building Style



C. STREET DESIGN AND CIRCULATION

500 NORTH

Some of the goals this plan seeks to achieve are to provide ways to enhance pedestrian safety, especially with the high levels of pedestrian and bicycle traffic traveling north and south through the neighborhood, and to soften the transition from higher density housing south of campus into the lower density residential areas in South Joaquin. One step toward achieving these goals is to plan for 500 North to become a boulevard with a center landscaped median. Pedestrian safety will increase as they will be able to find refuge at the median while crossing.

800 NORTH

The design for 800 North will embrace the heavy pedestrian movements along and through the street by implementing some new pedestrian priority features. Intersections between 200 East and 700 East will have raised platforms with marked crosswalks, creating a safer crossing for pedestrians. The intersection at 700 East will be squared off for more standard intersection movements of pedestrians and automobiles. In addition to these safety measures, new park-strips, painted bike lanes, and sidewalks will be added where they are lacking along this important corridor. The focus for this corridor is safety for pedestrians and cyclists.

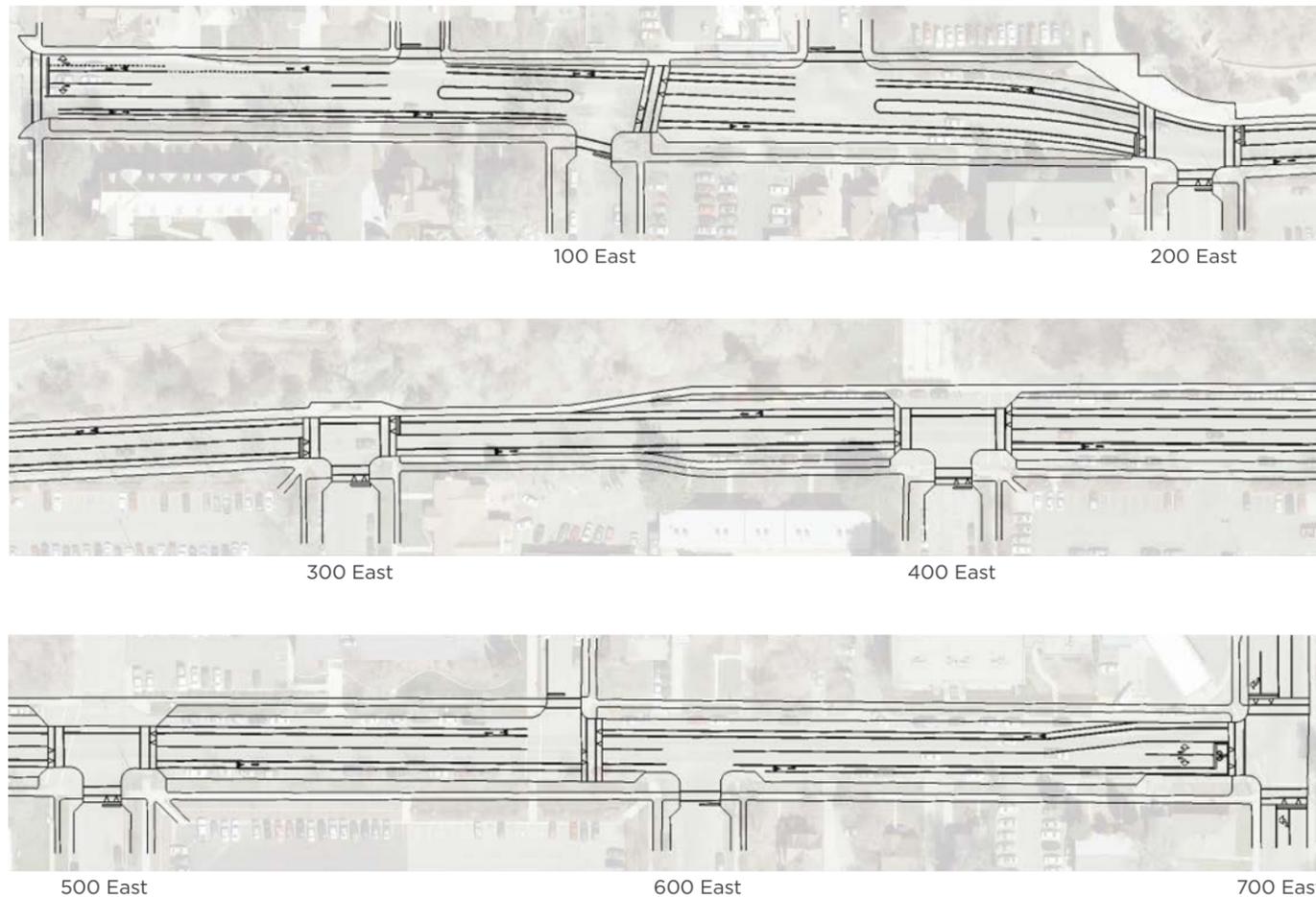


Figure 4.4 - Concept for 800 North
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200 EAST AND 400 EAST

Neighborhood residents and staff have identified 200 East and 400 East as the major north-south pedestrian corridors, and future design enhancements will look to strengthen that identity, while also making them safer pathways for all uses. Bulbouts should be added to every intersection on these streets to create better lines of sight for people and vehicles, creating safer crossings. Trees will need to be added in places to establish an identity to these streets and provide shade cover. Also, as repairs are made, antiquated gutters should be updated and sidewalks widened. On 400 East, a bike path will be marked on the street. This plan recommends 200 East be updated as a linear park, and should be a priority in the implementation schedule and Capital Improvement Plan.

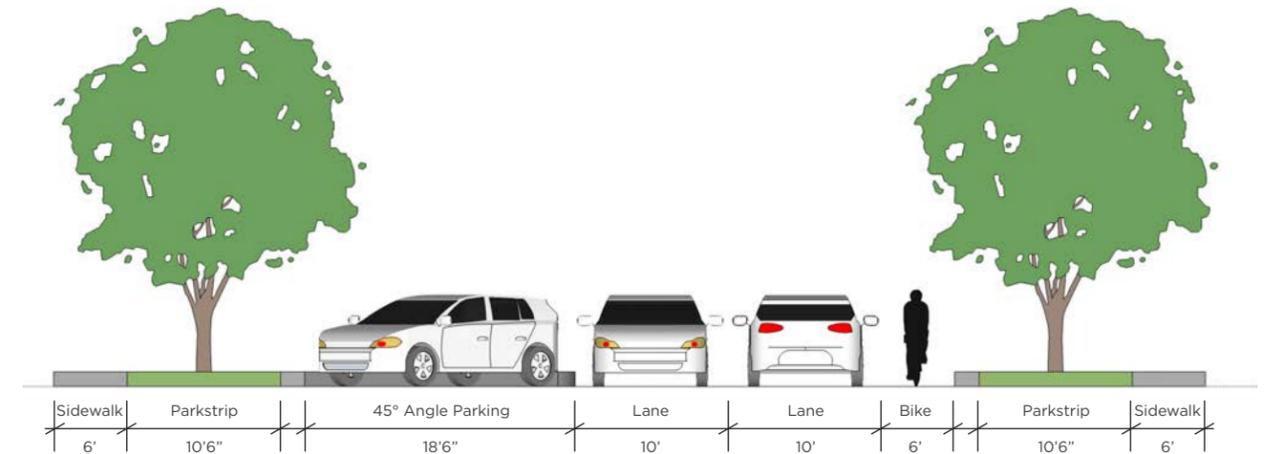


Figure 4.5 - Street Cross Section for 200 and 400 East



Figure 4.6 - Concept for 200 E (at 600 N)



BUS RAPID TRANSIT

UTA is proposing a Bus Rapid Transit (BRT) corridor that would run through the neighborhood on 700 North. This would change the layout of 700 North. There would be a dedicated 2-way bus lane along 700 North and a station at about 500 East.

The BRT Stations map shows areas in the neighborhood that are within a reasonable walking distance of a quarter mile of BRT stations. These areas will be prime locations for higher densities and walkable amenities typical to transit oriented developments.

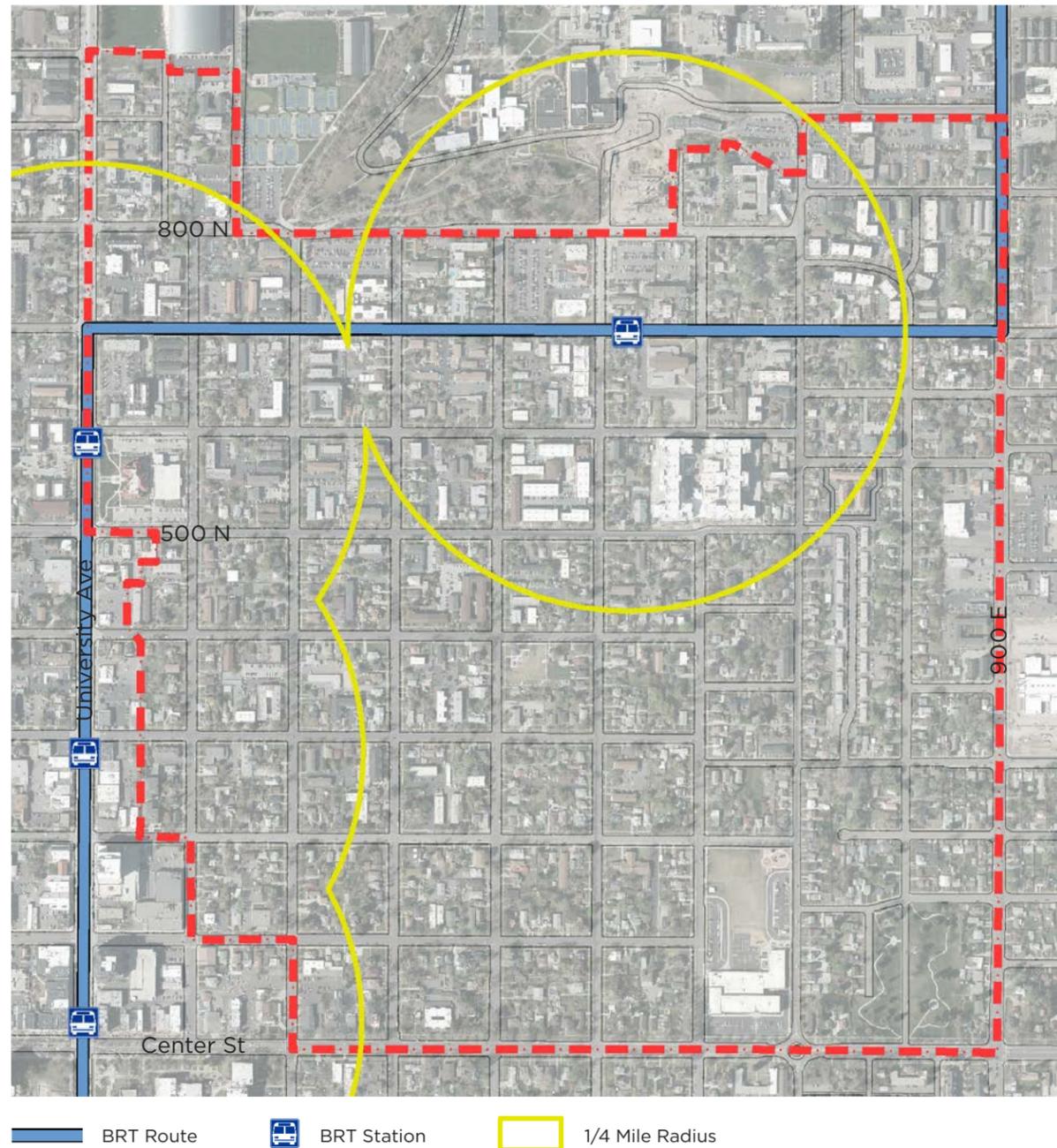


Figure 4.7 - Future BRT Route

D. PARKING MANAGEMENT

PARKING ISSUES

The current state of parking in Joaquin poses problems with safety, traffic, and availability. Currently, the number of available spaces is sufficient for the number of residents in the neighborhood (based on 2010 census), but becomes problematic with additional commuting students, guests, and visitors. There are several ways to alleviate the problems with parking and safety including striping, curb improvements, and access consolidation. However, there are still remaining issues with increased traffic and accessibility that can only be addressed with a parking program.

PARKING PLAN

The Joaquin advisory committee and staff have discussed a number of options that could solve the remaining parking problems of the neighborhood. These options include a variety of parking pass programs, shared parking, and structured parking. As the goal of this document is to establish an overall plan for the neighborhood, a separate study and implementation process shall be carried out to establish a parking program for Joaquin.

This neighborhood parking program should:

- Be revenue neutral and self-funded
- Be approved and reviewed by neighborhood residents
- Be efficiently applied and enforced
- Reduce parking demand through coordination with infrastructure improvements and alternative transportation modes to make the neighborhood more walkable and connected
- Encourage shared parking
- Minimize initial impact to neighborhood residents
- Revenue from parking program in Joaquin should go to funding improvements outlined in this plan and by the neighborhood.

Joaquin Neighborhood Parking Inventory					
Land Use	Parcels	Spaces	Units	Spaces/Unit	Space/Person
Office	1	24			
Parking Lot	11	1,125			
Religious	5	212			
Civic	5	546			
Commercial	19	450			
Mixed Use	3	727	305	2.38	
Residential	949	9,660	4,384	2.20	
Total Off-Street		12,744	4,689	2.22	0.7
Total On-Street		3,147			
Total On + Off		15,891			
			Total MXD and Res. Spaces		10,387
			Joaquin Population		14,742

Figure 4.8 - Joaquin Parking Figures

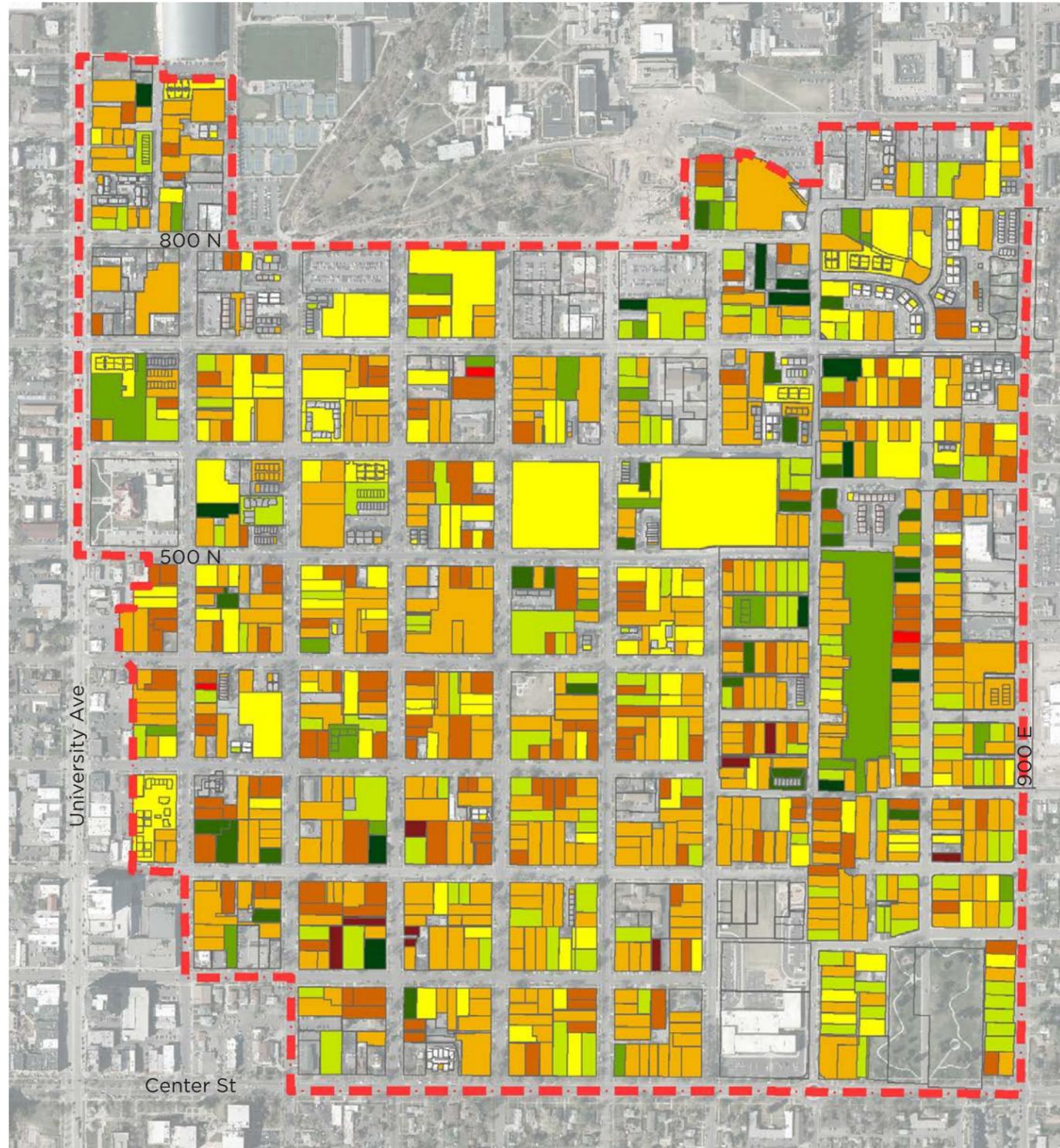


Figure 4.9 - Existing Parking per Unit
30

E. GOALS AND OBJECTIVES

1. Provide a high-quality and consistent palette of street furnishings in the Joaquin Neighborhood.
 - a. Create a street furnishings location plan.
 - b. Develop an improvement plan for phased installation and upgrade of street furnishings.
2. Draft a neighborhood streetscape plan.
 - a. Coordinate with developers to install landscaped public spaces.
 - b. Develop a tree planting plan.
3. Create a neighborhood where diverse building types and styles harmoniously coexist.
 - a. Review and update the Residential Design Standards and Guidelines for the area south of 500 North.
 - b. Ensure that the design guidelines accompanying the multi-family zones in north Joaquin will result in buildings with innovative, high quality architecture that engages the street in a manner appropriate to the evolving urban character of the district.
4. Encourage complete streets along key corridors in the Joaquin Neighborhood.
 - a. Update standard street cross-sections to reflect proposed street designs.
 - b. Revise capital facilities plan to prioritize improvements on designated key corridors.
5. Provide a safe, well-maintained pedestrian network throughout the neighborhood.
 - a. Implement traffic calming measures at locations of conflict between travel modes.
 - b. Implement improved pedestrian crossings at key corridors by reducing crossing distances and increasing pedestrian visibility.
 - c. Install pedestrian scale street lighting.
 - d. Develop a regular maintenance plan for street crossings, sidewalks, and other pedestrian amenities.
 - e. Identify synergies with capital improvement schedules to integrate street enhancements into routine maintenance.
 - f. Install bulb-out curb extensions on all intersections, where possible.
6. Mitigate negative externalities of parking infrastructure while ensuring parking is accessible and available to residents in a predictable and consistent manner.
 - a. Prioritize infrastructure improvements that mitigate issues of safety and supply, associated particularly with on-street parking, as described in this section.
7. Efficiently manage supply of parking to meet growing demands.
 - a. Establish a neighborhood parking program conforming to the attributes delineated in this plan.



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. This 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. A coordinated program of preservation will increase stability, beauty and safety for families, enhance the livability and quality of student housing and maintain the variety of housing types vital to the neighborhood’s long term-health.

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.

A. IDENTIFICATION

SURVEY

The entire Joaquin Neighborhood has been surveyed for historic resources. The last survey was conducted in 1995-1996. This survey led to the creation of the East Central Historic District. This district is listed in the National Register of Historic Places and covers the area from 100 East to 600 East from 500 North to 500 South, shown in tan on the map. Additionally a number of buildings are individually listed in the Provo Historic Landmarks Register and or the National Register. Properties listed on the National Register are designated by red asterisks on the map and those listed only in the Provo Landmarks Register are designated in blue. Any structure marked in blue within the East Central Historic District is also listed as contributing structures within that district.

The survey data for the Joaquin Neighborhood should be updated to reflect changes to the neighborhood over the nearly 20 years since the previous survey. The period of significance for the district could also be reviewed in pursuit of changing the classification of previously out of period resources. An inventory of historic sites should also be included in this survey, including the sites of significant demolished structures.

B. PROTECTION

LANDMARKS REGISTER

Protections for historic resources can take many forms. Provo currently has one method of regulatory protection, the Historic Landmarks Register. Historic structures listed in the Provo Historic Landmarks Register are protected from demolition and incompatible alteration. Any work affecting a landmark structure or its site must receive Landmarks Commission approval.

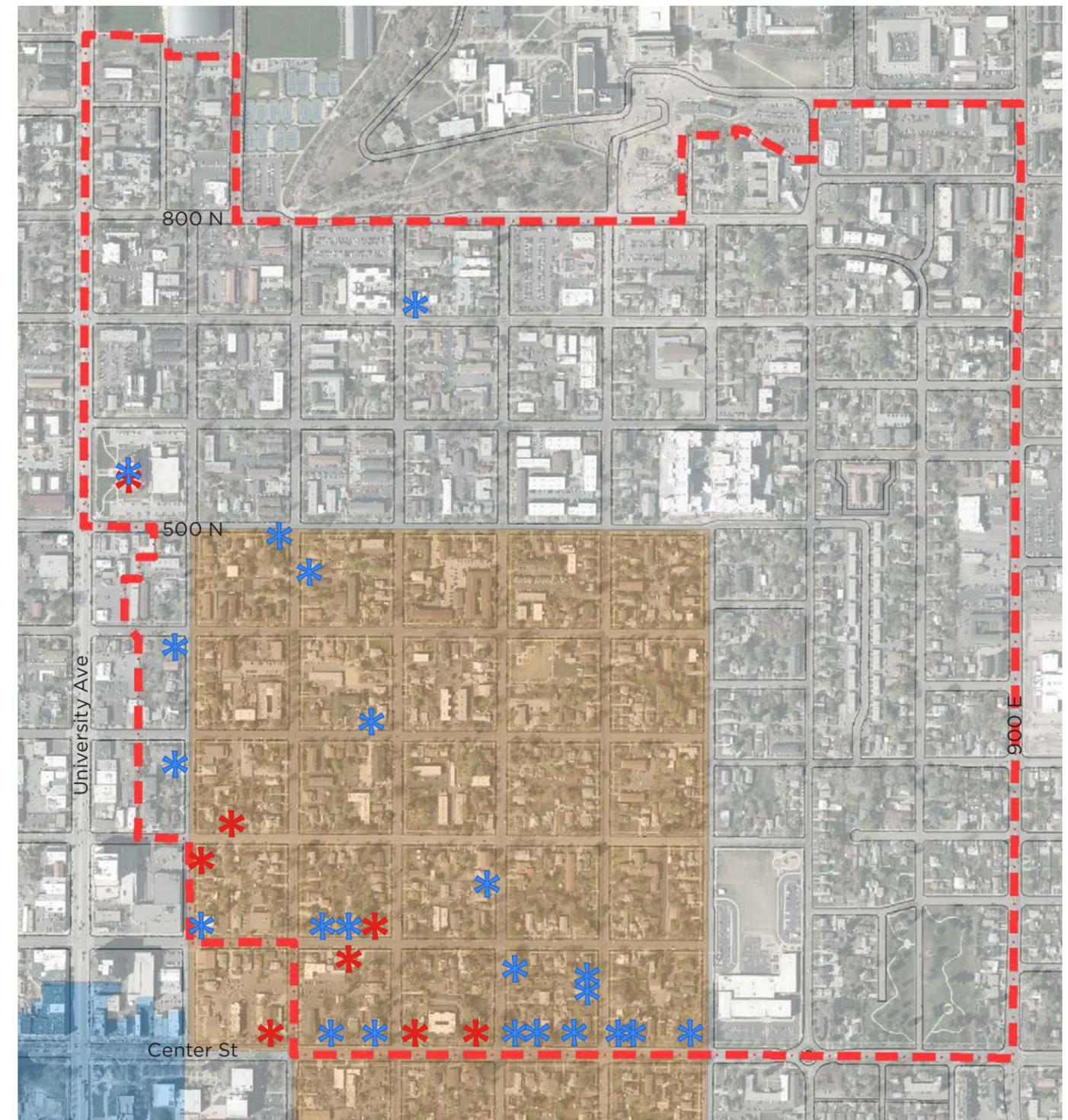


Figure 5.1 - Designated Historic Resources

- * Provo Landmarks Register
- * National Register
- East Central Historic District
- Downtown Historic District



DESIGNATION

There are a number of historic resources that are not designated or listed in any register and are, therefore, not protected. These include a number of historic houses and the Amanda Knight Hall and Allen Hall, currently the Museum of Peoples and Cultures, both owned by BYU. With the continued development pressure and higher density land use proposed for the north portion of the neighborhood, protection of these resources will be even more important and should be pursued.

While the Landmarks Register protects individual listed properties it does not regulate the design of new construction, the alteration or demolition of non listed buildings, nor does it regulate any of the many other activities that impact the historic character of the neighborhood or the integrity of setting for listed structures.



Figure 5.2 - Samuel H. Allen House, 135 E 200 N - 1897

DESIGN REGULATION

Design regulation is vital to protect the characteristics of a neighborhood that contribute to its historic integrity. The characteristics may include specifics such as lot width, building setbacks, building mass and other geometric standards. Other characteristics may be less objective such as the location of garages and entrances or the type of landscaping. Design of the public way also has a significant impact on the character of the neighborhood. Sidewalk width, parkstrip width and planting, curb configuration and public utilities such as lighting and signage contribute to or detract from neighborhood character. Defining this character is essential to protecting and reinforcing it.

The contributing elements of Joaquin's historic character need to be defined and then reinforced through design standards governing private development and plans to shape public infrastructure. The diversity of proposed land use and zoning for the Joaquin neighborhood may call for a set of design guidelines adopted as applying to specific areas of the neighborhood or these guidelines may be implemented in the form of

an overlay district focused on historic preservation, neighborhood conservation or a character district. In the future, the predominately single family areas of the neighborhood could be governed by a form based zoning code that integrates these design considerations.

RECOGNITION

The multitude of historic resources in the Joaquin Neighborhood are deserving of a coordinated program of recognition and interpretation. These efforts can strengthen the identity of the neighborhood and increase the sense of cohesion. Other efforts noted in this plan will contribute to this aim, including coordinated signage and the implementation of historic concrete street markers. Already a community project has created and installed a small number of markers adjacent to the front sidewalks of historic houses that contain basic information about the house as well as a narrative encapsulating the design and history of the house. These markers are visible without being intrusive or adding visual clutter and also provide a level of interpretation that gives neighbors and other visitors a better appreciation and greater connection to the history of the neighborhood. Revealing history in this way should be encouraged. A program of historic markers should be implemented and coordinated with the city's self guided walking tour publication and online sources of information on historic resources.



Figure 5.3 - Knight-Mangum House, 381 E Center - 1908



A. RESOURCES

PROCESS

This document is a guide for future development for a specific area. It should be added to regulatory checklists to ensure plans incorporate the ideas in this document and help achieve the vision laid out within its pages. Funding for the plans in this document can be achieved through the following means.

Capital Improvement Plan (CIP)

It is intended that a proposed series of improvements be included in the city’s Five-year Capital Improvement Plan during future budget meetings in order to allocate funding for specific projects within the Joaquin Neighborhood. This plan helps the City to know what funding is needed in the future and will ensure a budget for proposed changes in the Joaquin Neighborhood Plan.

Parking Fee Funding

An option of improvements being funded through the Neighborhood Parking Program (when it is created) has been discussed and can be an option for funding future improvements in the Joaquin Neighborhood.

INCENTIVES

In addition to City budgets, creating an impact-free zone or implementing tax break plans to encourage development within the Joaquin Neighborhood can help fulfill the plans in this document.

Impact Fee Reduction Zone dismisses some costs associated with developing and may persuade developers to create the projects that the neighborhood wants to see in Joaquin.

Tax Increment Financing is another way to reduce costs by subsidizing desired projects. This can be done by offsetting initial development costs.

B. PROSPERITY

To ensure that the Joaquin Neighborhood Plan continues to be a guiding document in City planning, it is important to make it widely available and visible to City Administrators and the public. This document should be available on the City website and at the front counter of City offices.

C. IMPLEMENTATION SCHEDULE

Phase Priority	Phase 1		Phase 2		Phase 3	
	1	2	1	2	1	2
Adopt Joaquin Master Plan (City Council)	█					
Land Use						
Update General Plan for Future Land Uses (Com. Dev.)	█					
Establish New Zones (Com. Dev.)	█					
Amend Zoning Map (Com. Dev.)		█				
Urban Design						
Designate 200 East as a Linear Park for future Improvements (Parks, P.W.)	█					
Adopt Street Furnishings Location Plan (Com. Dev., P.W.)		█				
Install and Upgrade Street Furnishings (P.W.)					█	
Adopt Landscape Plan Development Agreement (Com. Dev., Econ. Dev.)			█			
Implement Street Tree Planting Program (Urban Forester)			█			
Amend Residential Design Standards and Guidelines (Com. Dev.)		█				
Amend Standard Street Design Cross-Sections (P.W., Com. Dev.)		█				
Revise Capital Facilities Plan (Com. Dev., Admin.)	█					
Install Traffic Calming Devices at Key Gateways (P.W.)					█	
Install Improved Pedestrian Crossings (P.W.)			█			
Install Improved Pedestrian Scale Lighting (P.W.)			█			
Develop a Maintenance Plan for Street Furnishings (Com. Dev., P.W.)			█			
Update Street Plan to show new road proposals (Com. Dev. Engineering)		█				
Establish a Neighborhood Parking Program (Com. Dev.)				█		
Historic Resources						
Update the reconnaissance level survey data for the Joaquin Neighborhood to account for demolitions, alterations, and new eligible structures (Com. Dev.)		█				
Develop an inventory of historic sites and demolished structures (Com. Dev.)		█				
Nominate unlisted structures (Com. Dev., Landmarks Commission)			█			
Investigate establishing historic design guidelines (Com. Dev.)		█				
Implement historic marker program (Com. Dev.)				█		

