



# Public Workshop

August 23, 2007

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## WORKSHOP OVERVIEW

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### Agenda

A public workshop was held to kickoff the historic preservation planning process. The two-hour meeting, conducted by city staff and the consultant team, was televised on Channel 17. The workshop was attended by 20 people, many of whom lived within one of the city's historic districts or owned a historically significant structure.

The workshop agenda was as follows:

- ☞ Welcome and Introductions
- ☞ Presentation
- ☞ Small Group Work Sessions

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## WELCOME AND INTRODUCTIONS

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Cheri Coffey (Project Manager, Salt Lake City) kicked off the meeting and introduced the consultant team consisting of Matt Goebel (Project Manager, Clarion Team) and Amy Kacala from Clarion Associates, a national land use consulting firm, and Ron Sladek of Tatanka Historical Associates, a firm specializing in historic inventories and surveys.

In response to a question from a participant regarding what was done to publicize the workshop, Ms. Coffey summarized the city's notification efforts to date, which included notification via e-mail listserv to over 600 members, including all Community Councils, an advertisement of the meeting in the Salt Lake Tribune, and establishment of a dedicated project page on the city's website. Additional outreach efforts will get underway following this initial meeting.

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## PRESENTATION

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Matt Goebel (Clarion) gave a brief presentation on the process for developing a preservation plan for Salt Lake City.

### Plan Objectives

The key objectives for the plan, as determined by the city, include:

- ☞ Define a city-wide vision for historic preservation.
- ☞ Establish a set of historic preservation goals to work with other city master plan goals and land use tools.
- ☞ Review and make recommendations on district boundaries, future surveys, and regulatory changes.
- ☞ Set an implementation "Action Plan" with clear priorities.

While this list forms the starting list for the plan, a more specific list of the "key issues" for the plan to address will be created as the planning process moves forward. These key issues will be identified



through stakeholder interviews as well as the comments received from the public at this workshop and through the surveys that have been widely distributed. Copies of the survey were available for participants to complete.

### Planning Process

The plan will be developed in four steps over the course of a year:

1. Assess Existing Conditions and Issues

This is the current stage in the process. The planning team will create a summary of the current preservation program and resources in the city, including a list of “key issues” for the plan to address.

2. Establish Vision, Goals, and Policies

This phase of the process will begin in early 2008 and will develop the overall vision statement for the preservation plan, as well as goals and supporting policies. These goal and policy statements will serve as a guide for future preservation efforts and decision making in the city.

3. Develop Implementation Strategies and Draft Plan

This phase of the process will look at the range of implementation strategies that the city can use to achieve its stated goals and policies and implement the plan. The plan document will be drafted during this time.

4. Adopt the Plan

This phase of the process will consist of adoption hearings with the recommending and adopting bodies for the plan: Historic Landmark Commission, Planning Commission, and City Council. These will be open to the public.

### Who will be involved with the development of the plan?

The planning process will solicit input from a variety of stakeholders at each of the four steps in the process. In particular, we will seek feedback from:

- ☞ City elected and appointed officials,
- ☞ A specially appointed Citizen’s Advisory Committee, which includes citizens and also three representatives from the Historic Landmark Commission,
- ☞ City staff,
- ☞ Residents and property owners, and
- ☞ Various other stakeholders.

### Historic Preservation in Salt Lake City

- ☞ The city has operated a historic preservation program since 1976.
- ☞ The Historic Landmark Commission administers the program.
- ☞ Historic surveys have been completed in many areas of the city. The city is currently undertaking additional and updated surveys.
- ☞ The city has six locally designated historic districts, as well as tailored residential historic district design guidelines.
- ☞ The city has eight national historic districts. Properties in these districts are not subject to local regulations but are eligible for tax benefits for eligible work completed on the structure.



## SMALL WORKING GROUPS

Attendees split into two groups for the remainder of the meeting. Each group worked for a half hour at one topic table before switching to the second topic. Recorders were on hand to write down group comments and suggestions. The two working group topics were:

1. Planning, Inventory, Education, and Outreach; and
2. Regulations and Incentives.

Public feedback is summarized below by topic. (Please note that all feedback from the August kick-off meetings, including feedback from this public workshop, is consolidated as part of the *Key Issues Summary*.)

### Planning, Inventory, Education, and Outreach

#### What are the “key issues” for the plan to address?

Participants were pleased that the city was undertaking a plan that would take a citywide perspective since historic preservation is usually discussed at a property or district level. People noted that the opportunity to be proactive rather than reactive in the area of historic preservation was a very positive position and were glad for the opportunity to participate. The following priorities were identified for the plan to address:

#### Balance Historic Preservation and Other City Goals

- ☞ How to deal with growth pressure? Downtown is very vulnerable to development pressure.
- ☞ Make sure policies are all on the same track.
- ☞ There should be better integration of all city land use practices and policies.
- ☞ Redevelopment of commercial and relationship to neighborhoods.
- ☞ The plan should define tiers of resources.
- ☞ Highlight successes of where collaboration has worked including RDA, Housing, and economic development.

#### Reevaluate Districts

- ☞ District boundaries, particularly the edges, need to be reevaluated.
- ☞ How are boundaries considered?

#### Refine Historic Regulations

While it was noted that the process is improving outcomes, the following concerns and suggestions were made regarding regulations:

- ☞ Need to address mid-block neighborhoods on alleys.
- ☞ Consider all sides of a structure.
- ☞ Better protections against neglect and teardowns.
- ☞ Resolve zoning conflicts.
- ☞ Are there any interim measures that can help protect neighborhoods and resources between now and plan adoption?
- ☞ Are there interim measures to protect areas before designation?



### Where do you think are “missed opportunities” for collaboration between Historic Preservation and other city efforts?

Participants were asked if there were other city departments or efforts where historic preservation they saw an overlapping interest with historic preservation. Suggestions for enhanced collaboration included:

- ☞ **Sustainability:** Reuse of structures instead of demolishing and/or building new benefit the environment. Living in a dense urban neighborhood with nearby goods, jobs, and services also reduces driving.
- ☞ **Affordable housing:** Many of the smaller and older homes still constitute much of the city's affordable housing supply.
- ☞ **Redevelopment:** The program needs to better coordinate with RDA.

### What kinds of historic information would be most valuable to the community?

Groups noted that there is little done in the way of information campaigns on what it means to own a historic property or a property in a local historic district. The lack of information put out by the city has left a void that is being filled by a lot of “misinformation.” Many owners are not clear about the regulations that govern home improvements and avoid registering their properties for fear of the regulatory constraints and financial burdens of having it listed as such, people not taking advantage of available resources because they didn't know about them, and people compromising the historic integrity of their structure by inappropriate modifications.

The following suggestions were made for priorities for information to get out into the community:

- ☞ General information on value of historic preservation and what the benefits of listing your property.
- ☞ Property maintenance and tax credit information.
- ☞ Procedural information to make navigating the process more “user-friendly.”
- ☞ Notification of property's historic status to property owners (as a reminder but also for new owners who may not be aware) – perhaps tie to the title so owners are notified at purchase or work with REALTORS on how information can be shared as part of the home buying process.
- ☞ Info linked to property online parcel info.

### If the city were to package resources into themes, what historic themes do you think should be on the list?

- ☞ Historic apartment buildings.

### What areas do you think are of highest priority for future survey work (re-survey or new survey)?

Many of the older surveys were completed by volunteers and under a different set of standards than required today. They are therefore lacking the documentation that would be present in a survey today. Also many are out of date and don't capture properties that have since achieved the 50-year age requirement, properties that may have been improved and would now qualify where they did not before, or properties that have deteriorated or been demolished since the initial survey. In addition, some areas of the city have never been surveyed.

Participants identified a number of priority areas for new or updated survey work to be completed by the city. These are illustrated on the map, below.



## Regulations and Incentives

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Participants were asked to discuss generally the strengths and weaknesses of the current city preservation regulations.

### **Are historic resources adequately protected by current regulations and review processes?**

Participants responded to this question by highlighting a variety of issues. Many concerns focused on issues of notification, and whether neighbors and community councils are given adequate notice of pending projects that affect historic properties.

- ☞ Underlying zoning sometimes is at conflict with preservation goals.
- ☞ Zoning changes occur without public input or proper notification.
- ☞ Investigate allowing a broader range of uses in historic structures.
- ☞ Public often has no way to provide input in preservation decisions; no voice at the table.
- ☞ Notification of tear-downs is missing outside of Historic Downtown.
- ☞ Could improve the notice of preservation requirements on property titles.
- ☞ Enforcement of regulations is poor or non-existent; now is done just on a complaint-driven basis.
- ☞ Too many demolitions in Downtown.
- ☞ Losing affordable housing doesn't serve neighborhood.
- ☞ Problems finding out about administrative decisions (abutting property owners).
- ☞ Community Councils not being heard, and not always enough time to respond to projects/applications.
- ☞ Community does not help commercial projects move forward.
- ☞ Central City - have not had administrative support to help with this neighborhood.
- ☞ Standardize economic hardship criteria (model).
- ☞ The City Council should make decisions on demolition requests.

### **Do current regulations and guidelines result in infill projects that fit the character of historic neighborhoods?**

Participants responded to this question by talking about the recently passed neighborhood infill compatibility ordinance (which was a separate effort from this preservation plan).

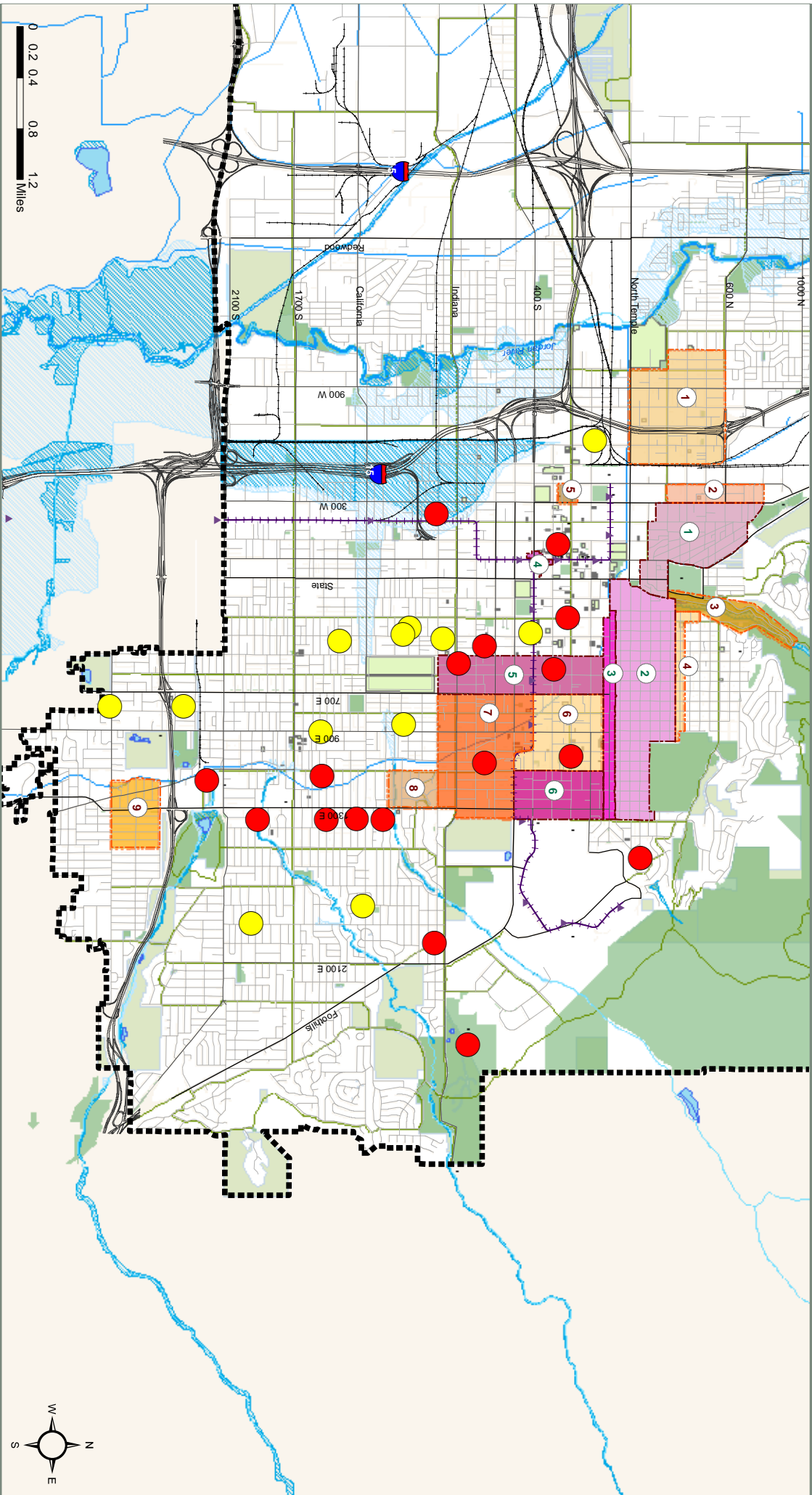
- ☞ Infill ordinance not designed with preservation in mind.
- ☞ Infill ordinance has resulted in more cases going to the HLC for review (for example, on issues involving height and accessory structures).
- ☞ Need to clarify the relationship between the new infill regulations and this preservation plan.

### **What other incentives do you think would promote more preservation activity in the city?**

- ☞ Need better incentives to save historic commercial nodes.
- ☞ Explore incentives that would make it more feasible to maintain historic structures as residences.
- ☞ Consider incentives focused on saving historic resources of a certain architectural style, or of a certain building type.

### **Are there areas that don't qualify for historic designation that still should be protected in some way?**

- ☞ The city needs a tiered system of protection measures to suit the various needs of different areas (e.g., local historic districts, national historic districts, conservation districts).
- ☞ Conservation districts are needed as an alternative tool for preserving local character.



### Legend

#### Boundaries

- City Limits
- Local and National Historic Districts
- National Historic Districts

#### Local and National Historic Districts

- Capitol Hill
- Avenues
- South Temple
- Exchange Place
- Central City
- University

#### National Historic Districts

- Northwest
- Capitol Hill Extension
- City Creek
- Avenues Extension
- Westside Warehouse
- Bryant (Eastside)

#### Transportation and Amenities

- Bennion-Douglas (Eastside)
- Gilmer Park
- Highland Park
- Priority Areas for Future Survey
- High-Priority Areas for Future Survey
- Light Rail Stations
- Light Rail Lines
- Parks
- Open Space
- Trails
- Airport

Source: Salt Lake City Planning Division GIS August 2007