

SOUTH HAYMARKET NEIGHBORHOOD PLAN



Past



Present



Future

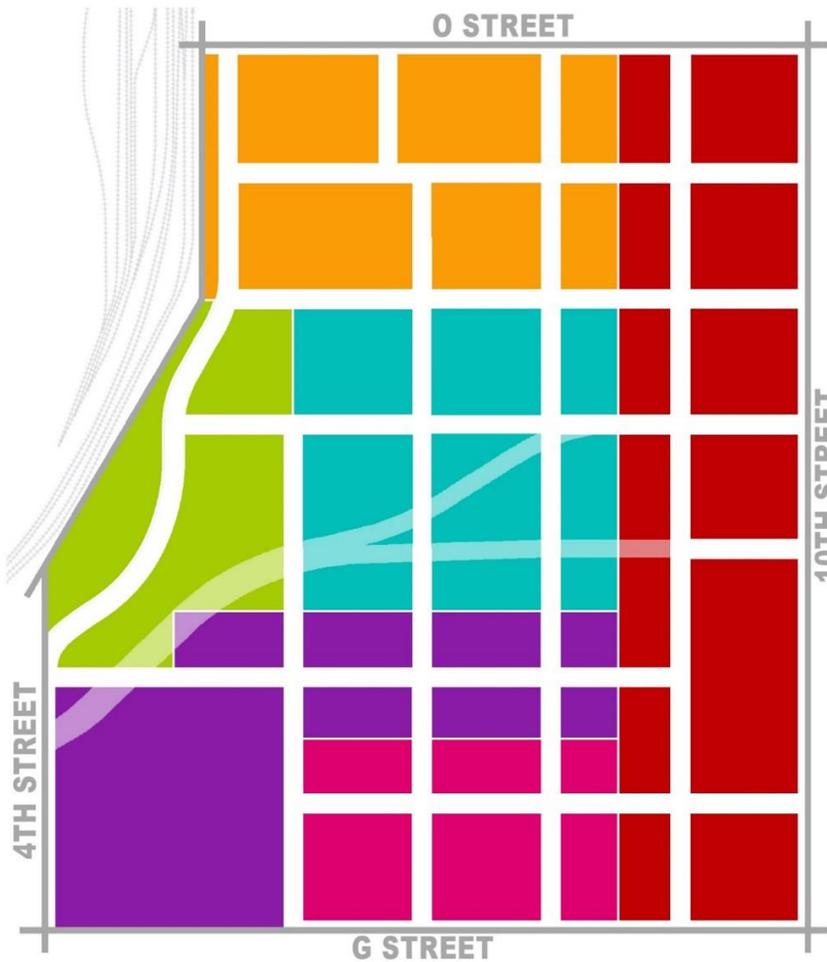
EXISTING CONDITIONS



CONCEPTUAL BUILD-OUT



SUBAREAS



N Street Corridor

- High Density Residential
- One-Way N Street
- Public Plaza
- Public Parking Garage

Arena Drive Corridor

- Extension of Arena Drive & L Street
- Green Space/Floodplain Storage
- Trail Extension
- High Density Residential

Tech & Office Hub

- Support Existing and New Businesses
- Residential Units Throughout
- Organized On- and Off-Street Parking

9th & 10th Street Corridor

- Mixed-Use Development
- Transition to Downtown Proper
- Enhanced Streetscapes
- Consolidated Government Campus

J Street Boulevard

- Row House Development
- Enhanced Streetscape
- Westward Business Expansion

South Salt Creek Village

- Preserve Historic Structures
- Historically Sensitive Development

GOALS



Create an Urban Neighborhood

The goal is to transform this area into a high-density, urban neighborhood with a variety of housing choices, parks and recreation areas, schools, supportive commercial activity, pleasant streetscapes ideal for walking, biking and driving, and thoughtfully designed buildings.



Consolidate the Government Footprint

The concept for South Haymarket demonstrated how a consolidated government campus would occupy less land in order to make land available for private development in South Haymarket, while still providing an efficient government campus with capacity for future growth.



Transition from Heavy Industrial Uses

South Haymarket has historically been an industrial district. Over the years, manufacturing, warehousing, and processing facilities have dominated this area. In order to allow for residential redevelopment, most heavy industrial uses should transition to residential or mixed use.



Organize the Streets, Sidewalks & Trails

Reestablished streets create urban blocks appropriate for high-density redevelopment, sidewalks provide safe routes for pedestrians, and new trails provide recreational opportunities and connect residents to various destinations. New or expanded transit routes should also be reviewed.



Develop Adequate Open Space

As new residential unit are developed the demand for open space will increase. The City should plan for this demand and incorporate places for residents to recreate in South Haymarket. New open spaces also provide opportunities for floodplain mitigation.



Preserve Historic Resources

Historic buildings are important to the character of South Haymarket and should be preserved and renovated wherever possible. These assets enrich the area and provide some of the sense of place which this plan seeks to strengthen through revitalization and redevelopment.



Implement Site & Building Design

Existing and new design standards for South Haymarket should address streetscapes, site development, and building design. The intention is for both public and private property owners to comply with South Haymarket Design Standards to enhance the livability of the neighborhood.



Develop a Parking Program

The current parking program for South Haymarket is disjointed and haphazard. The South Haymarket Neighborhood Plan recommends significant redevelopment to occur, so parking will be a key factor to the neighborhood's success and coherent parking program will be needed.