

OREM, SHARON, HILLCREST



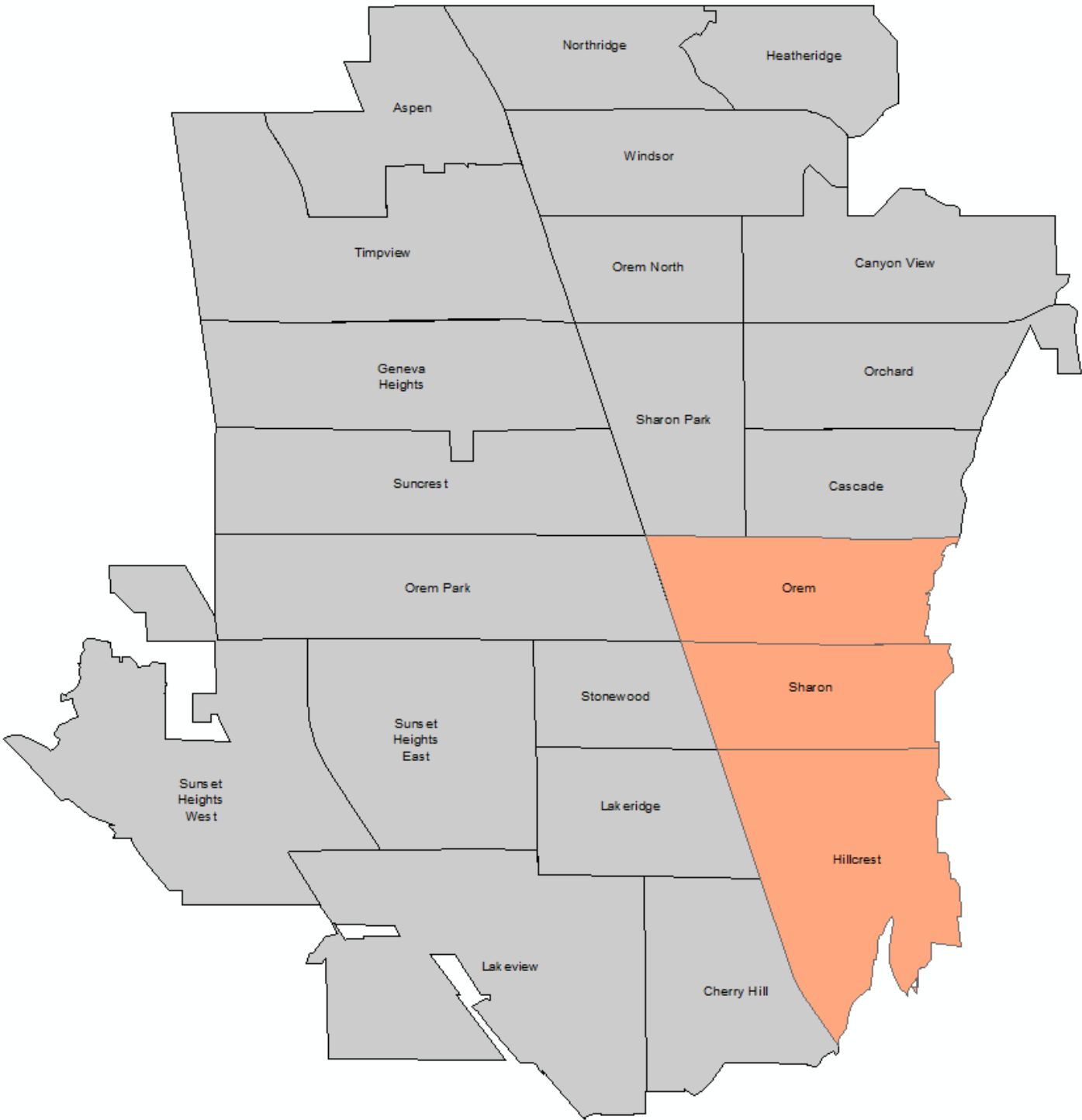
OREM, SHARON, HILLCREST

NEIGHBORHOOD PLAN

SPRING 2019



OREM NEIGHBORHOODS



NEIGHBORHOOD ADVISORY COUNCIL

Brian Baker, Sharon resident
John Ball, Orem resident
Virginia Ball, Orem resident
Russ Bird, Hillcrest resident
Wendy Bird, Hillcrest resident
Diana Brewer, Hillcrest resident
John Hendricks, Sharon resident
Lana Herre, Hillcrest resident
Dan Hoopes, Sharon resident
Chris Killpack, Orem resident
Sunday Meservy, Hillcrest resident
Leston Moody, Sharon resident
Michelle Newitt, Sharon resident
Kendra Nield, Sharon resident
Julie Olsen, Sharon resident

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Kirsten Pederson, Orem resident
Sherry Peterson, Hillcrest resident
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Scott Prestwich, Sharon, resident
Cissy Rasmussen, Sharon resident
Alan Rex, Sharon resident
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Tracy Sorensen, Sharon resident
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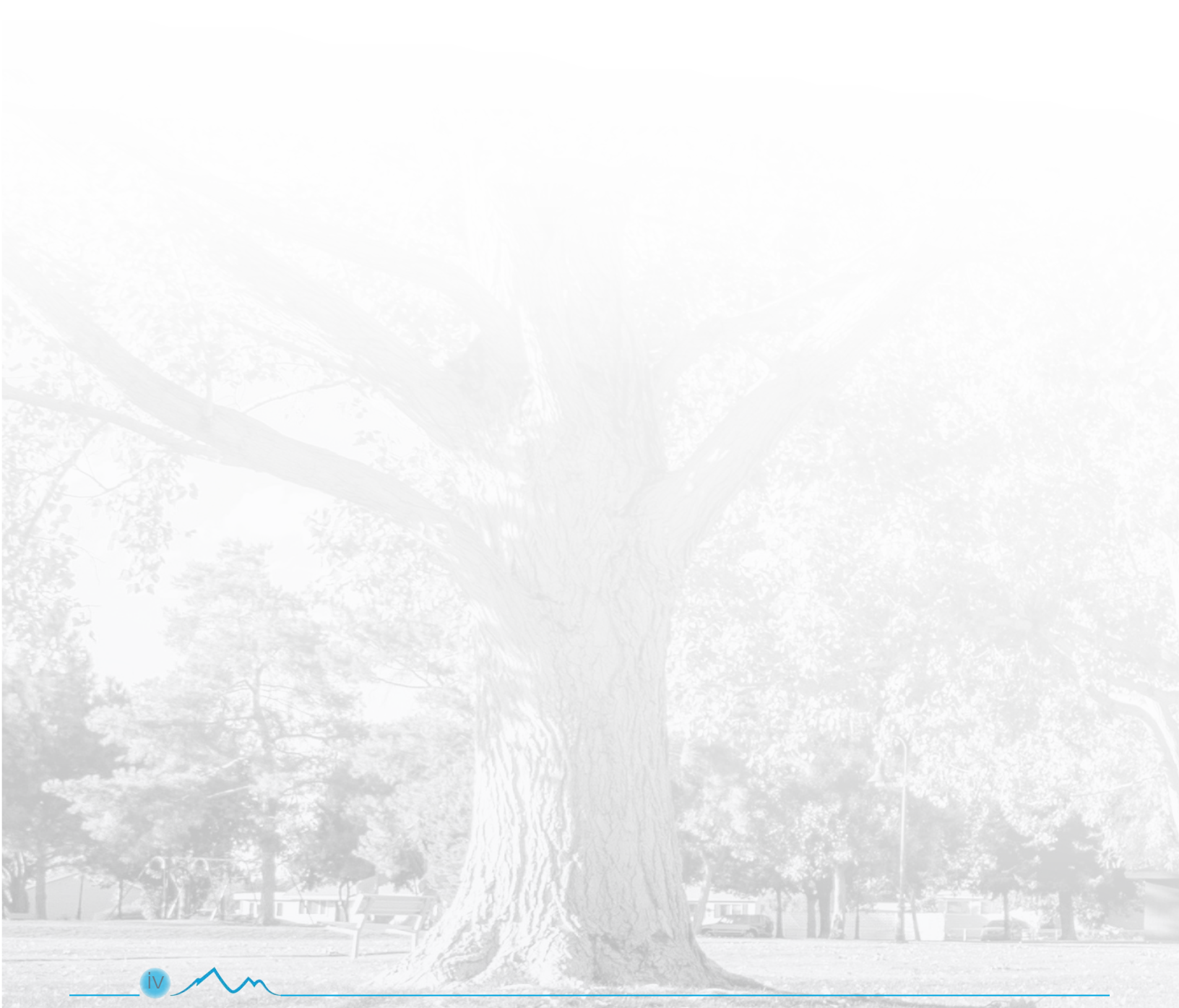


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INTRODUCTION

1

Vision Statement

“We value the nature and quality of our neighborhood. We desire to maintain neighborhood continuity and preservation while allowing for conscientious development. We strive to improve pedestrian and bicyclist safety on busy streets and promote public transit accessibility. We are dedicated to improving the connectivity and appeal of parks, trails, and other open spaces.”

Orem, Sharon, and Hillcrest Neighborhood Residents



1.1 PURPOSE

The Orem, Sharon, and Hillcrest Neighborhood Plan (the plan) was created by participating neighborhood residents and Orem City planning staff. It was developed to create neighborhood specific plans and is in harmony with all other plans adopted by the City.

The plan communicates the values and interests of neighborhood residents and serves as a guideline for future growth, development, and preservation. Furthermore, it encourages the creation of aesthetically pleasing neighborhoods and public spaces that enhance the community. It also addresses the needs, concerns, and potential impacts of land use, transportation, economic development, and preservation of the neighborhoods.

View of the Eleventh (Timpanogos) Ward Meetinghouse circa 1915



1.2 HISTORY

Prior to its incorporation, Orem was known as the "Provo bench," and its fertile orchards and farmlands were prime areas for growing fruit. Because of this, Provo (and its bench) became known as the Garden City of Utah.

Unlike many Utah towns and cities, Orem was not originally laid out in a grid pattern. Most of Orem's development came about via homesteading along the main highway and major roads. As farmland along roads was taken, farmers settled in other parts of the area, creating a network of rural roads. This type of development is unlike that usually seen in Utah; often Utah leaders encouraged settlers to live in the city center and cultivate farmland outside the City's limits.

Poulson Cement products located on South State Street, circa 1920

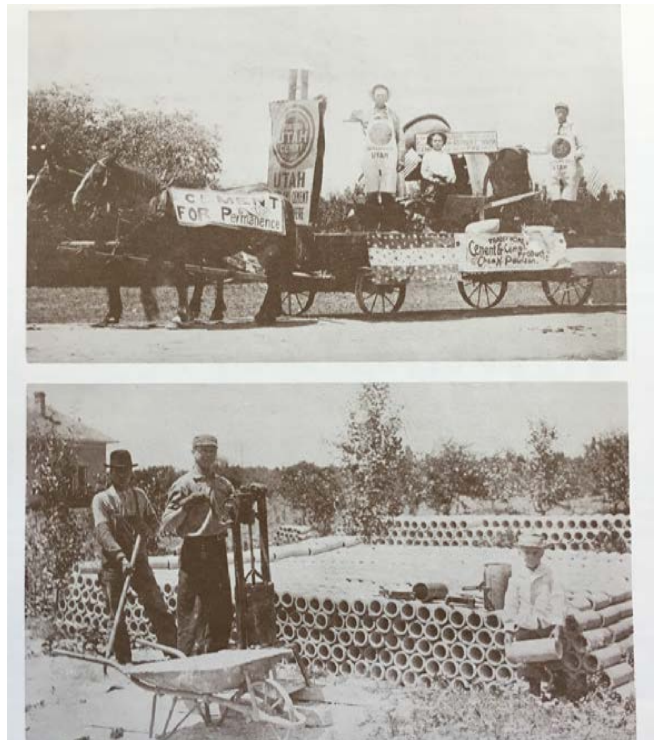
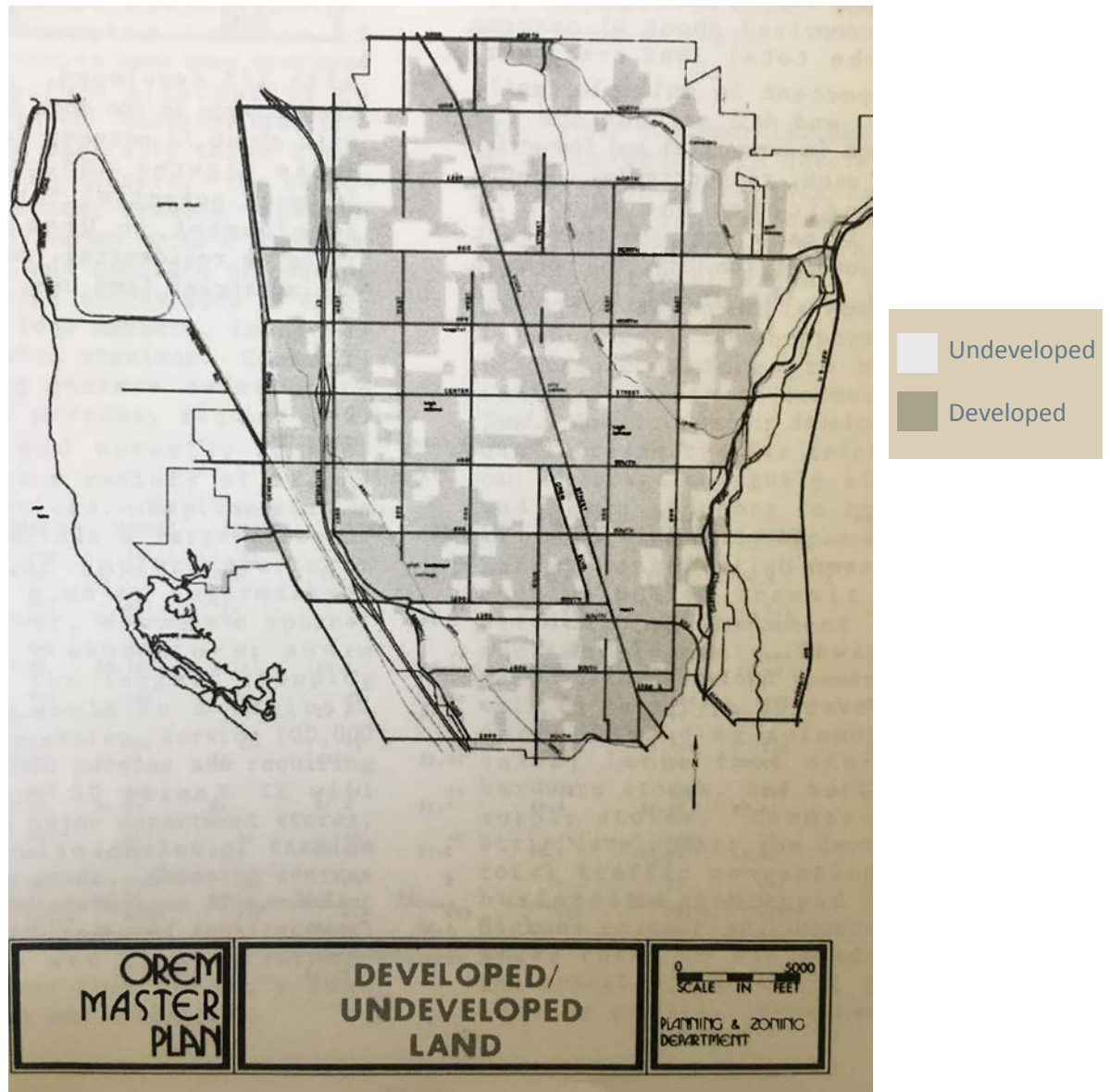


Figure 1.1 Developed and Undeveloped Land in Orem in 1981



Today, the Orem, Sharon, and Hillcrest neighborhoods still contain some of Orem's oldest residential and commercial properties, as well as a few remaining orchards and farmlands from earlier times. Many of the older houses that are located in these neighborhoods were built as farmhouses on large plots of agricultural land. The Orem, Sharon, and Hillcrest neighborhoods have continued to flourish with the construction of the SCERA Center for the Arts in 1933 and the

development of University Mall in 1973. During these times, the predominantly agricultural lands seen in the Orem, Sharon, and Hillcrest neighborhoods were transformed from orchards and fields to single family residential homes and commercial areas. **Figure 1.1** shows a clipping from the City of Orem's 1981 Master Plan, describing the availability of undeveloped land in the City. As can be seen, there was quite a lot of developable land available in 1981. Today, developable



Figure 1.2 Historic photograph of the SCERA Center for the Arts



land is limited within the Orem, Sharon, and Hillcrest neighborhoods and the majority of the remaining vacant sites within the City are brownfield areas in the western part of the City near the Geneva Road corridor.

1.3 NEIGHBORHOOD VISION

The City of Orem's motto is "Family City USA." Over the years, Orem has become just that. In 2018, Money Magazine ranked the City as one of the best places to live in America.¹ Claudia Wallis, editor of TIME's book *Healthiest Places to Live*, called Orem one of the best places in America for spiritual well-being.² Residents feel that these mottos capture the unique identity of the City of Orem and hope that the City continues to be known for its safety, cordiality, and inviting nature.

The Orem, Sharon, and Hillcrest neighborhoods have helped establish this reputation. As **Figure 1.3** shows, the neighborhoods have a mix of neighborhood resources and amenities that provide a great quality of life, not only for families but for all residents. This neighborhood plan identifies the following vision that preserves this quality of life for future generations:

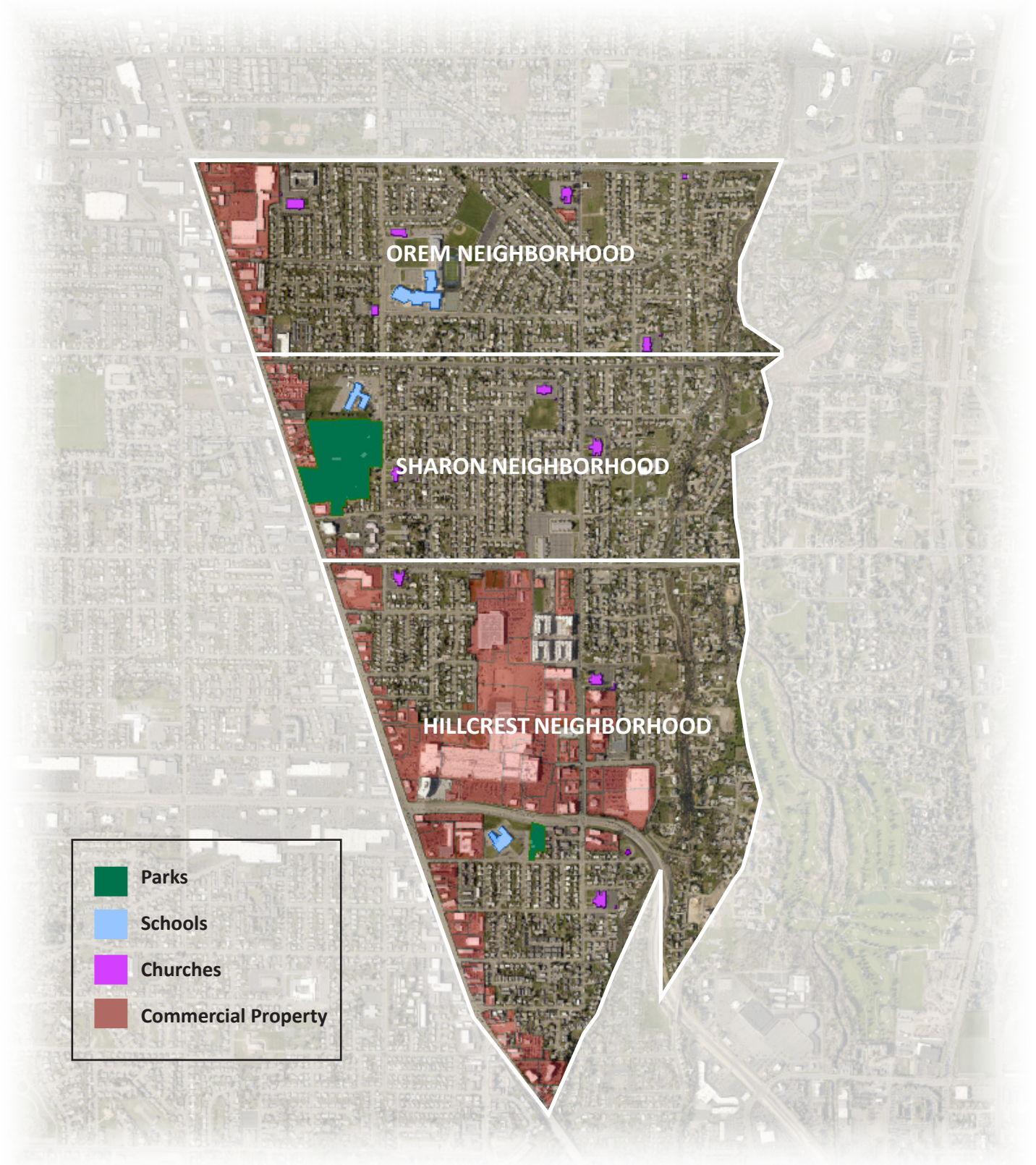
"We value the nature and quality of our neighborhood. We desire to maintain neighborhood continuity and preservation while allowing for conscientious development. We strive to improve pedestrian and bicyclist safety on busy streets and promote public transit accessibility. We are dedicated to improving the connectivity and appeal of parks, trails, and other open spaces."

1. Adam Auriemma. The Best Places to Live in America. <http://money.com/money/collection/2018-best-places-to-live/>. 9/17/2018.

2. Sahaj Kohli. 10 of the Healthiest Places to Live in America. http://www.huffingtonpost.com/2014/08/06/healthiest-places-to-live-in-america_n_5648452.html. 7/14/2014.



Figure 1.3 Neighborhood Landmarks





DEMOGRAPHICS

2

Purpose

Understanding the demographic makeup of the neighborhoods is important to residents and City officials for its future planning. This data can be used to understand the general characteristics of residents when planning for future projects. In short, it shows the population and housing composition of these neighborhoods. This section contains data gathered from various sources including the U.S. Census and American Community Survey.

2.1 CENSUS DATA

This section provides a demographic overview for the Orem, Sharon, and Hillcrest neighborhoods. The data in this section originates from the American Community Survey (ACS). The ACS is an ongoing, annual survey completed by the U.S. Census Bureau and is used by many public-sector, private-sector, and not-for-profit stakeholders to allocate funding, track shifting demographics, plan for emergencies, and learn about

local communities. This data provides demographic information that was previously available only every ten years when a decennial census was conducted.

In order to balance geographic resolution, temporal frequency, statistical significance, and respondent privacy, the ACS estimates are released in either one, three, or five year datasets. When examining smaller geographies, such as neighborhoods, five year datasets are utilized. Unless otherwise stated, the data in this

Figure 2.1 Neighborhood Block Groups

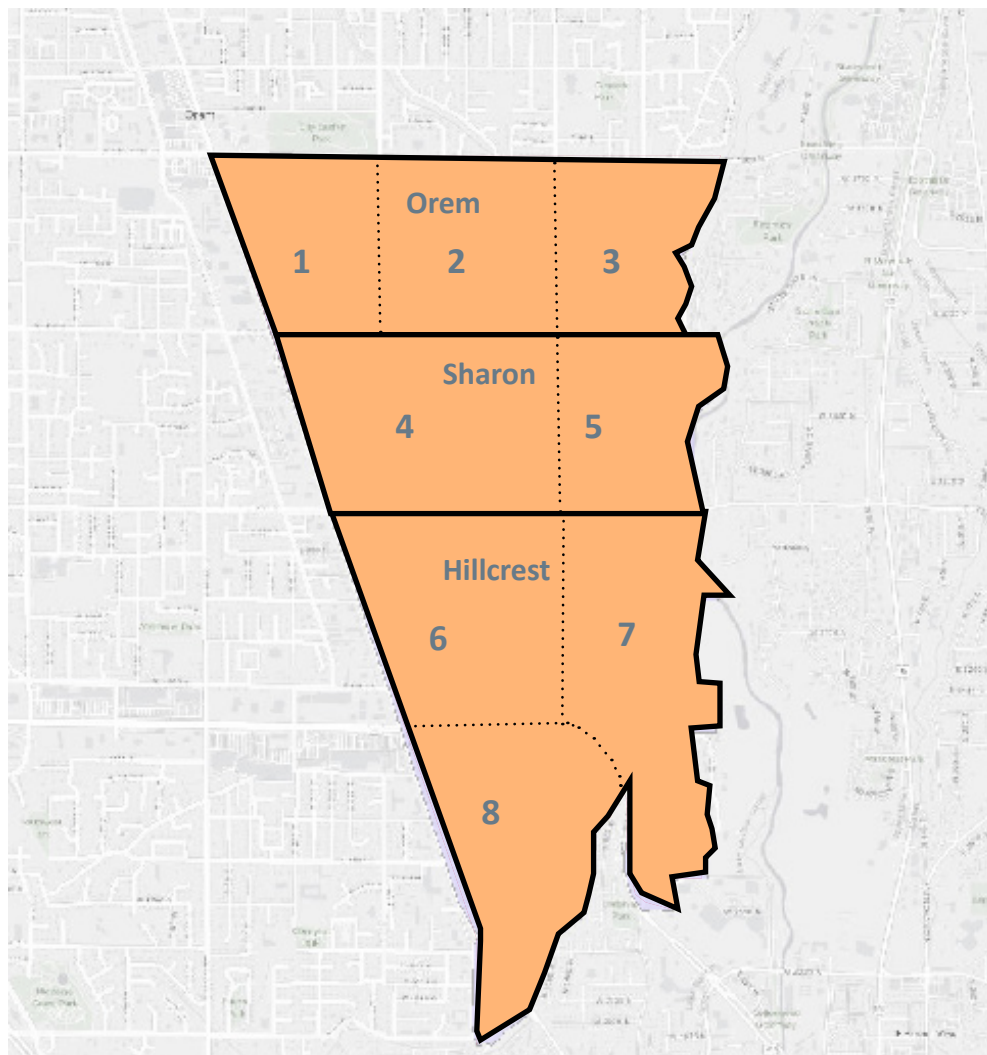


Figure 2.2 Population Characteristics

section is five year data presented at the block group level and released in 2017.

A block group is a geographical unit used by the Census Bureau and is between a tract and a block in size. **Figure 2.1** depicts the block groups associated with the neighborhoods. These block groups have been labeled by their respective names per Census tract, and their boundaries correspond nicely with the neighborhood boundaries.

2.2 POPULATION

Figure 2.2 displays population characteristics for Orem, Sharon, and Hillcrest on the basis of age and sex. The total population for the neighborhood is 10,065, with approximately 51% male and 49% female. As is evident from the chart, the neighborhoods show higher percentages of younger populations than older populations with little variation between percent male versus female in each age group.



Table 2.1 also displays tabular population characteristics for the neighborhoods. As is evident, the largest age group is 20-24 years old at 11.2% of the total population followed by children aged 10-14 years old at 8.9%. The percentage of population under the age 20 is 31.5%, which is consistent with the population trends seen in Utah County of large percentages of young populations.

Figure 2.3 displays population characteristics for Orem, Sharon, and Hillcrest on the basis of race and ethnicity. As is evident from the figure, the majority of the population in the neighborhood is white (94%),

with Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian or other Pacific Islander, two or more races, or some other race making up the remaining 6%.

Figure 2.4 shows the range of median household incomes seen in Orem, Sharon, and Hillcrest. As is evident, median household incomes range from less than \$10,000 per year to greater than \$200,000 per year. The median household income bracket with the highest percentage of residents is \$75,000 to \$100,000 at 16% of the neighborhood population.

Table 2.1 Population Characteristics

	Male	Female	Total	Percent of Total
Under 5 years	501	362	863	8.6%
5 - 9 years	436	376	812	8.1%
10 - 14 years	437	456	893	8.9%
15 - 19 years	314	288	602	6.0%
20 - 24 years	521	610	1131	11.2%
25 - 29 years	416	412	828	8.2%
30 - 34 years	419	378	797	7.9%
35 - 39 years	278	316	594	5.9%
40 - 44 years	199	202	401	4.0%
45 - 49 years	213	219	432	4.3%
50 - 54 years	273	209	482	4.8%
55 - 59 years	176	237	413	4.1%
60 - 64 years	249	162	411	4.1%
65 - 69 years	160	144	304	3.0%
70 - 74 years	154	215	369	3.7%
75 - 79 year	117	131	248	2.5%
80 +	220	265	485	4.8%



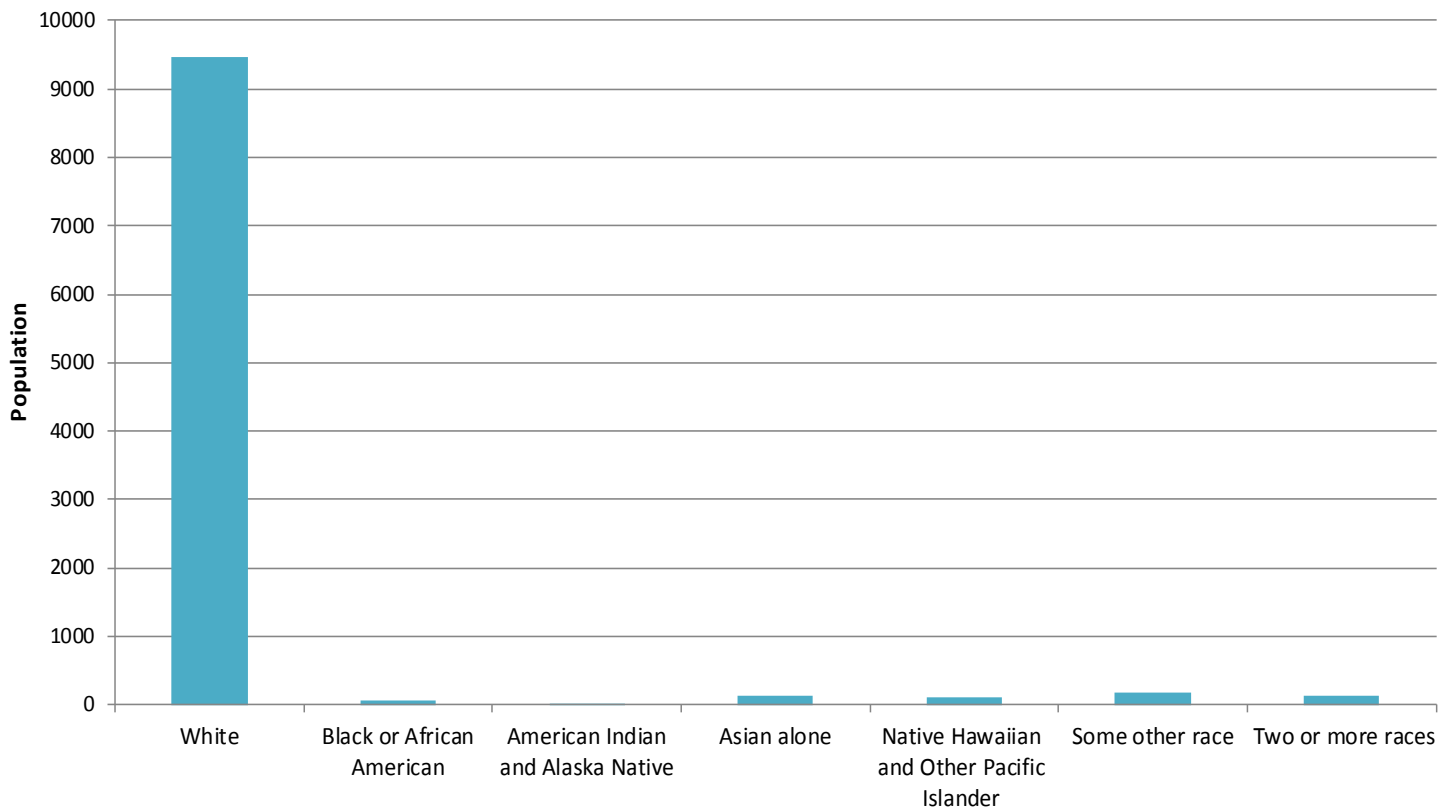
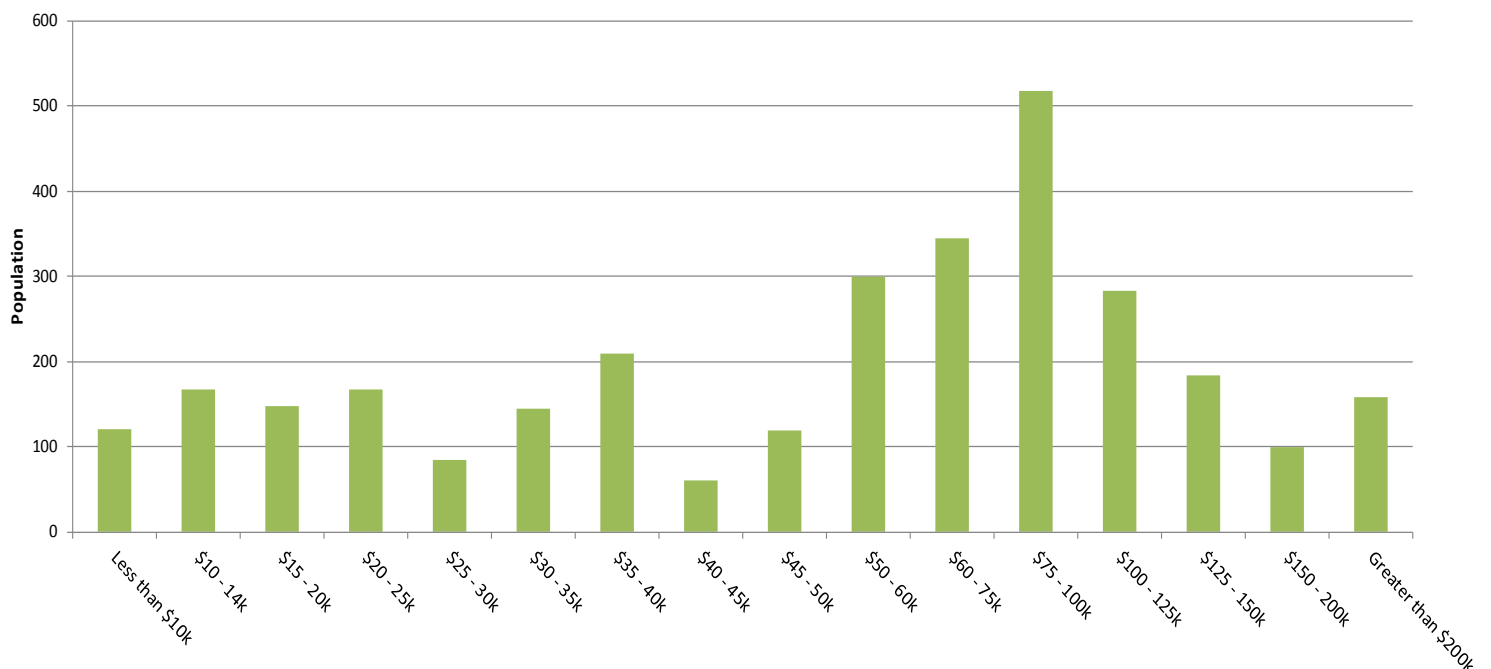
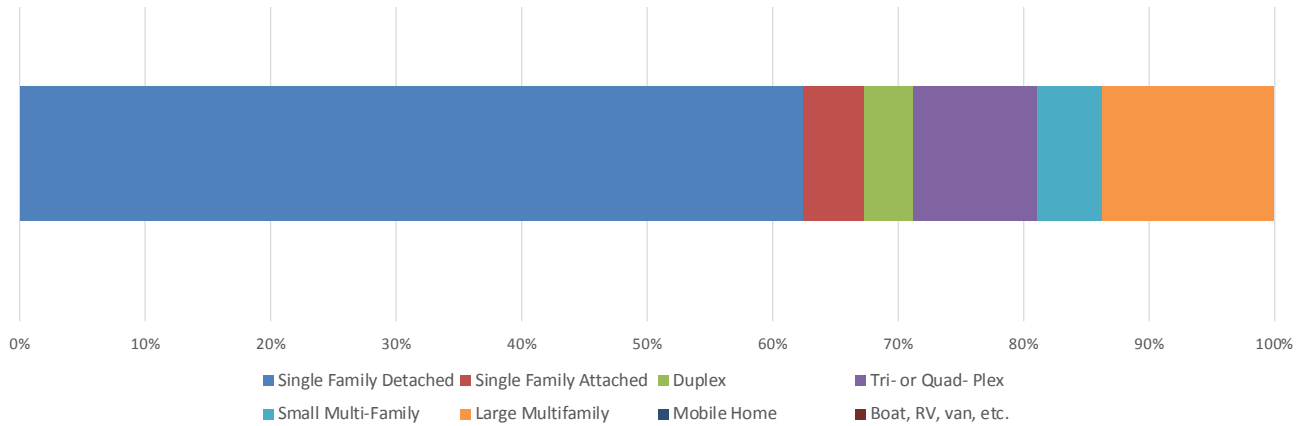
Figure 2.3 Population Characteristics - Race and Ethnicity**Figure 2.4** Population Characteristics - Median Household Income



Figure 2.5 Housing Typology



2.2 HOUSING

There are an estimated 3,651 housing units in Orem, Sharon, and Hillcrest as of 2017 with many new higher-density developments planned for the neighborhoods, especially in the Hillcrest area near University Parkway and State Street. **Figure 2.5** displays the housing characteristics in the neighborhood in terms of housing typology. The majority of houses in the neighborhood are single family detached (62%), followed long after by large multi-family (14%).

Figure 2.6 displays housing characteristics in the neighborhood in terms of occupancy rates. As would

be expected with the Orem, Sharon, and Hillcrest neighborhoods being such popular areas to live, the occupancy rate is high with a 91% occupancy rate and 9% vacancy rate. The national average vacancy rate was approximately 10% in 2017. Low vacancy rates typically cause rents to be relatively high due to the increased demand and lack of supply. This phenomenon is seen throughout most of Orem and Utah Valley in general where the demand is high for both rentals and for-sale homes. **Figure 2.7** displays housing characteristics in the neighborhood by tenure. Properties in Orem, Sharon, and Hillcrest are predominantly owner occupied (66%) vs. renter occupied (34%), which is consistent

Figure 2.6 Housing Occupancy

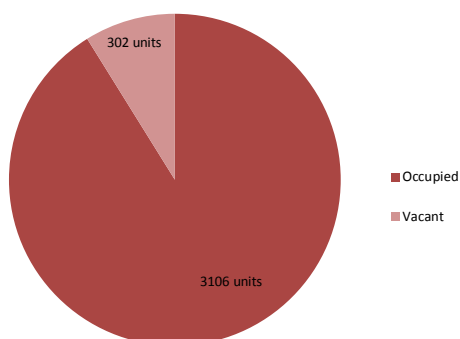


Figure 2.7 Housing Tenure

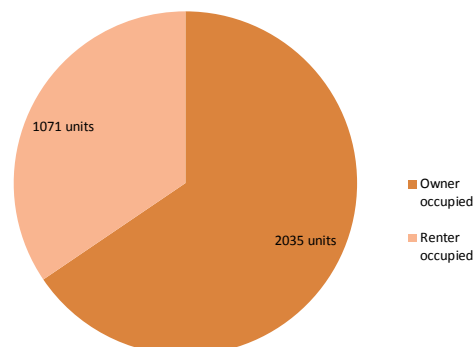
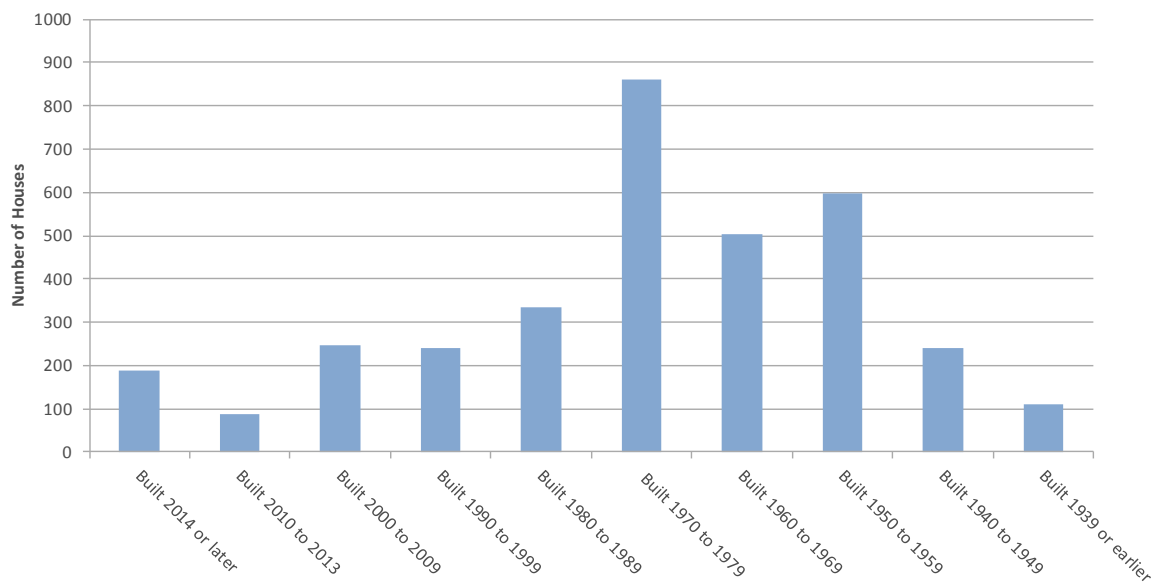
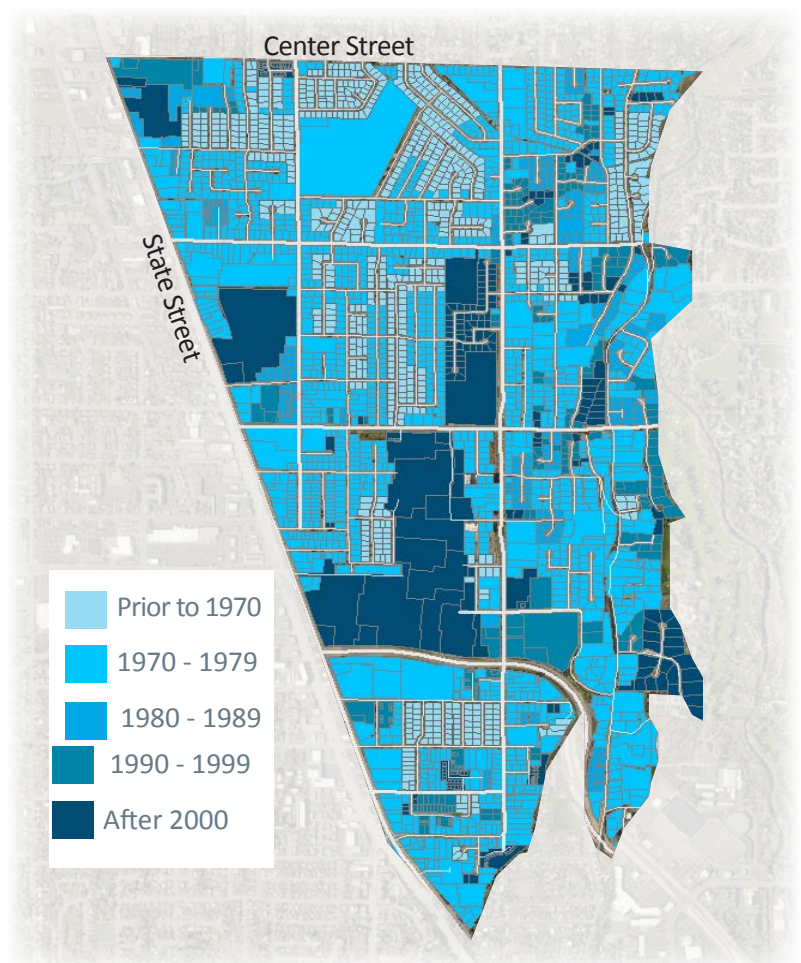


Figure 2.8 Housing Year Built

with the trends seen in Utah Valley and the Wasatch front generally.

Figure 2.8 displays housing characteristics in the neighborhood in terms of house year built. The majority of houses in the neighborhood were built between 1970 and 1980, but the neighborhood does contain a considerable number of houses that were built between 1940 and 2014. This attests to the neighborhood's history as well as to the considerable development the area has seen recently. **Figure 2.9** shows a map of the development history within the neighborhoods.

Figure 2.9 Development History



LAND USE

3

Goals

1. Strategically locate higher density development on major roads, such as State Street and University Parkway, and ensure that current transportation and roadway networks can provide adequate traffic solutions.
2. Create better guidelines in the land use ordinance for buffering between commercial and residential land uses on all corridors and especially on major corridors, including implementing additional requirements on design, building height step-downs, and landscaping.
3. Support the City's goal of prohibiting zone changes within the neighborhood to maintain the single family residential character.
4. Support the City's efforts to implement affordable housing measures, such as accessory apartments, to attract and support a diverse population.
5. Support the City's efforts to acquire Hillcrest Elementary from the Alpine School District, if possible, and maintain as a park.
6. Maintain a safe, clean, and family-friendly neighborhood through neighborhood policing and code enforcement, neighborhood clean-up days, and a focus on lowering vacancy rates.

3.1 CURRENT LAND USE

The Orem, Sharon, and Hillcrest neighborhoods contain a mix of uses (see [Figure 3.1](#)). Alongside the State Street and the University Parkway corridors, uses are predominantly commercial. Elsewhere in the neighborhoods, uses are predominantly low density residential.

There are a few areas within the Orem, Sharon, and Hillcrest neighborhood that are part of the State Street Master Plan Districts (see page 24). These districts are located at the junction of State Street and University Parkway ("The Hub" district), between 400 South and 800 South on State Street ("The Arts District"), and at the

intersection of State Street and Center Street ("The City Center District"). The goal of these districts is to promote higher density development that contains a mix of well-designed residential and commercial. These districts are regulated by strict standards that mandate certain architectural styles and open space provisions to promote conscientious development that fits with the City's goals.

Much of the residential development in the neighborhoods was built prior to 1980 (see [Figures 2.8-2.9](#)). Several residential dwellings were added between 1971 and 1990. Since 1990, most of the new residential development has been infill development in existing neighborhoods, as well as new multifamily structures located along the State Street corridor.

Figure 3.1 Current Land Use

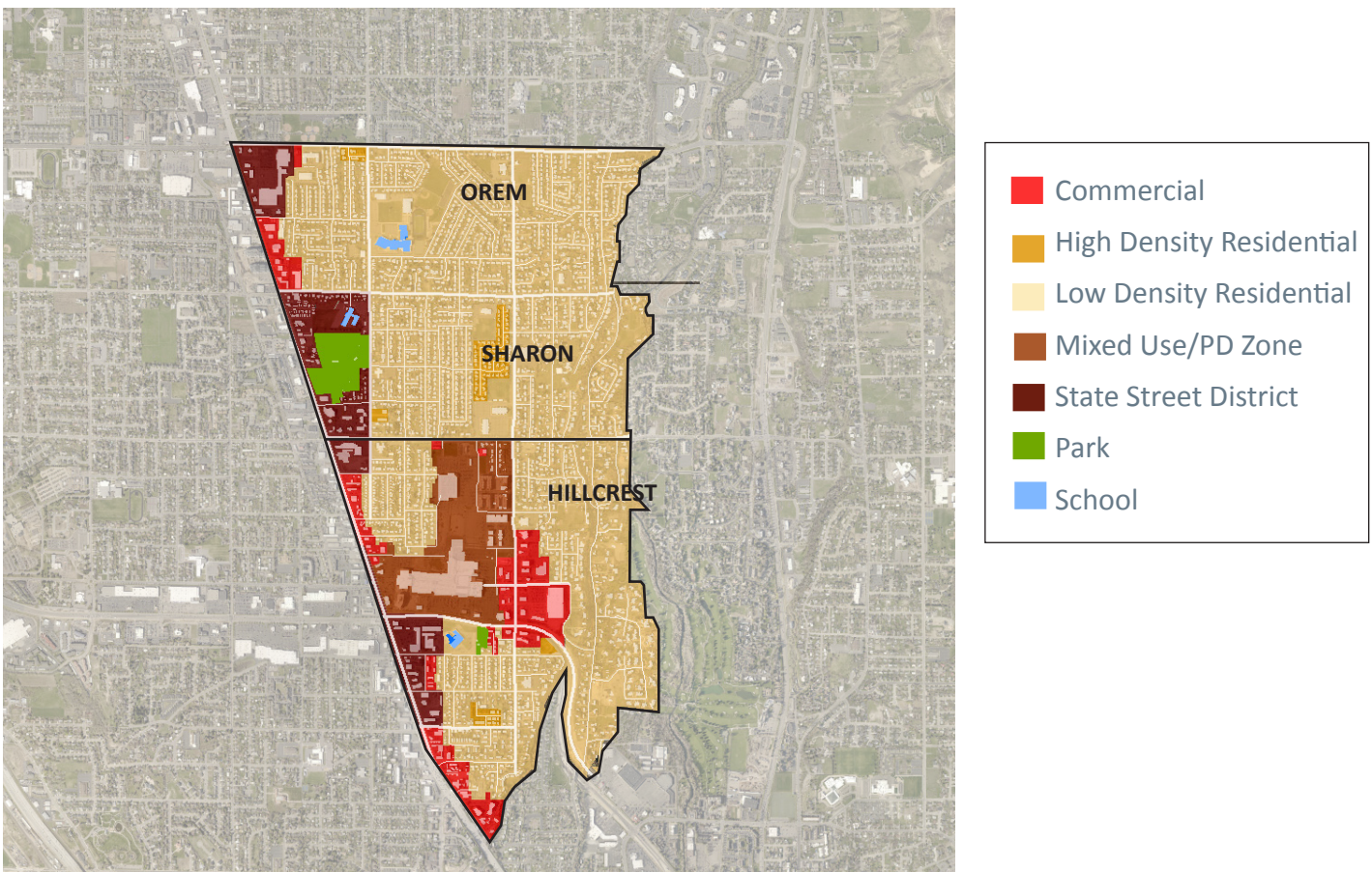
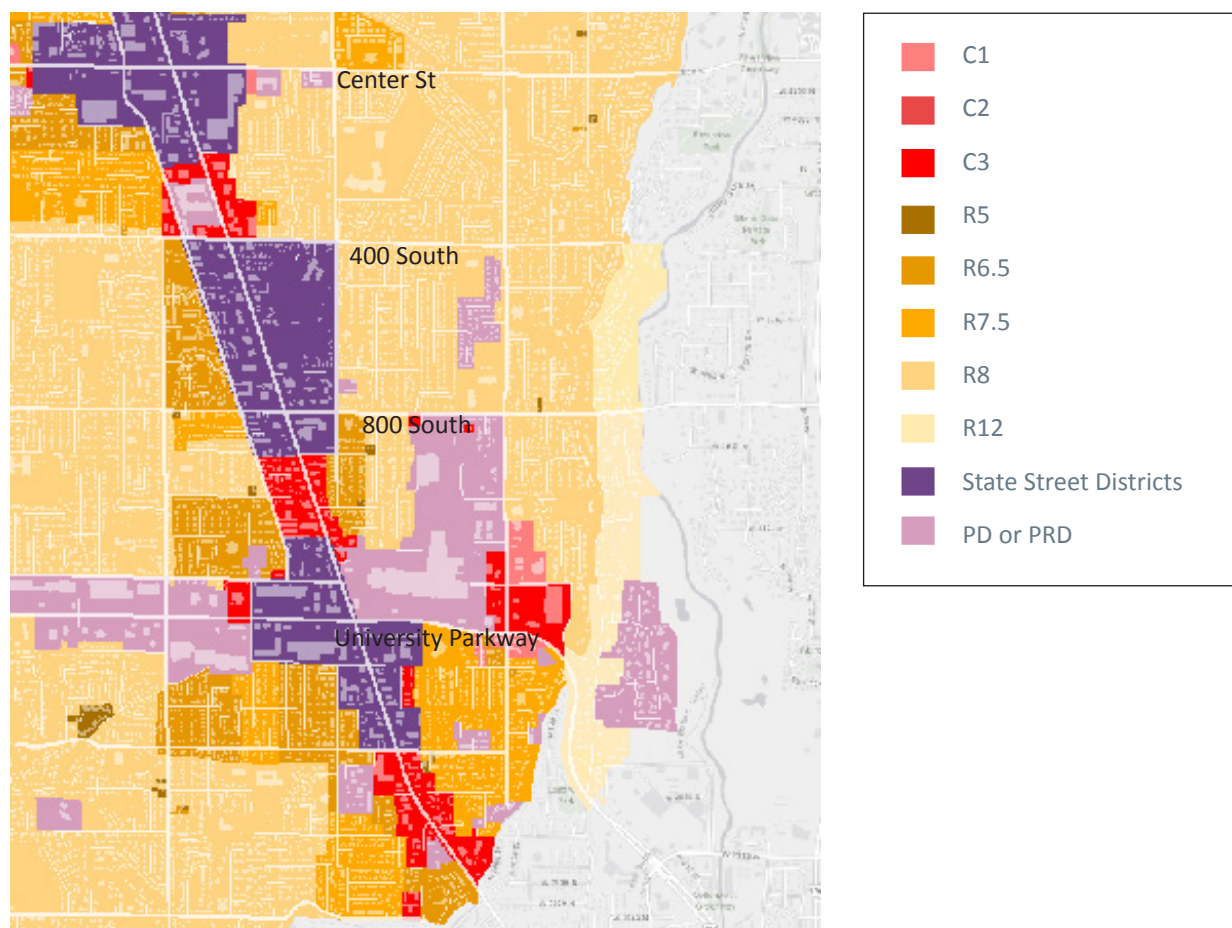


Figure 3.2 Current zoning



3.2 CURRENT ZONING

The Orem, Sharon, and Hillcrest neighborhoods have several different types of residential and non-residential zones. **Figure 3.2** provides a map of the current zoning. A brief description of the zones covering the neighborhoods is as follows. More information on each zone can be accessed online at <http://online.encodeplus.com/regs/orem-ut/>.

- Commercial - The Commercial zone contains three different zones: C1, C2, and C3. The C1 zone was established to promote non-retail commercial
- State Street Districts - The Districts are regulated by unique land use ordinances that promote new retail, office, and residential development. These

uses, such as offices and financial institutions, as the primary use and to encourage development in a manner that is compatible with adjacent residential uses. The C2 zone was established to promote commercial and service uses for general community shopping. The C3 zone was established to encourage and enhance the development of commercial complexes with multiple tenants in a way that contributes to the positive character of the City of Orem and the surrounding region.



land use ordinances contain extensive design standards that mandate certain architectural styles and the inclusion of public space areas to create desirable nodes within the State Street corridor. More details on the State Street Districts can be found in the next section.

- PD and PRD - The purpose of the Planned Development (PD) and the Planned Residential Development (PRD) zones is to provide flexibility in the City's zoning scheme in order to allow for unique and well-planned developments that would not be possible under one of the City's existing zoning classifications. PD zones can incorporate both commercial and residential land uses.
- R5 - The R5 zone was formerly established to promote medium density residential uses with a minimum lot size of 5,000 square feet per lot. All provisions of the City Code applicable to the R5 zone shall continue to apply to all parcels that are currently zoned R5. However, since 2004, the R5 zoning designation is no longer applied to any additional property within the City.
- R6 - The R6 zone was established to promote medium density residential uses with minimum lot sizes from 6,000 square feet. Some additional other uses are allowed which are compatible with the character of the zone.
- R7.5 - The R7.5 zone was established to promote low-medium density residential uses with minimum lot sizes from 7,500 square feet. Some additional other uses are allowed which are compatible with the character of the zone.
- R8 - The R8 zone was established to promote low density residential uses with minimum lot sizes from 8,000 square feet. Some other uses are allowed which are compatible with the zone.
- R12 - The R12 zone was established to promote low density residential uses with minimum lot sizes from 12,000 square feet. Some other uses are allowed which are compatible with the zone.
- R20 - The R20 zone was established to promote low density residential uses with minimum lot sizes from 20,000 square feet. Some other uses are allowed which are compatible with the zone.



Thousands Attended the 2017 Orem Harvest Festival at the Orem Community Hospital



Figure 3.4 Urban Sidewalk Design from the Orem General Plan 2011



3.3 FUTURE LAND USE PLANS

City of Orem General Plan 2011

The 2011 General Plan outlines major goals and visions for the City of Orem. It addresses issues related to land use, transportation, housing, urban design, economics, public facilities, and parks. The Plan includes objectives which will guide future development and decisions affecting the Orem, Sharon, and Hillcrest neighborhoods. These goals include:

- Utilizing low density residential zones and single-family homes as the backbone of housing stock in the City.
- Supporting Planned Residential Development (PRD) zones to create diverse and quality housing for

citizens while still requiring development to be built to higher standards.

- Promoting active transportation methods such as bicycle and pedestrian paths where safe or appealing to increase connections between parks, open spaces, and schools (see [Figure 3.4](#)).

State Street Corridor Master Plan 2015

This plan was developed to establish a long term vision for the future redevelopment of the State Street corridor. Recognizing its importance as a transportation and business arterial in the City and Utah County, there is concern about how the corridor will continue to develop to meet the needs of local residents and regional demands.



The plan addresses topics such as transportation, housing, economic development, infrastructure improvements, urban design, transit, and open space. Some of the key elements of the plan relevant to these neighborhoods include:

- Creating the City Center District at State Street and Center Street; the Arts District between 400 South and 800 South on State Street; and the Hub District at the intersection of State Street and University Parkway (see [Figure 3.5](#)). The Districts are regulated by unique land use ordinances that promote new retail, office, and residential development. These land use ordinances contain extensive design standards that mandate certain architectural styles

and the inclusion of public space areas to create desirable nodes within the State Street corridor.

- Concentrating new growth and redevelopment in the Districts while maintaining the existing zoning on other parts of the State Street corridor.
- Providing the flexibility to incorporate future transit on the regional corridor and develop a safe and complete bike-way along State Street.
- Encouraging local retail development with a focus of providing everyday services to the adjacent neighborhoods. This would include maintaining existing grocery uses, restaurants, and other services while developing opportunities for appropriate office users such as small-scale medical

Figure 3.5 State Street Master Plan Arts District and the Hub

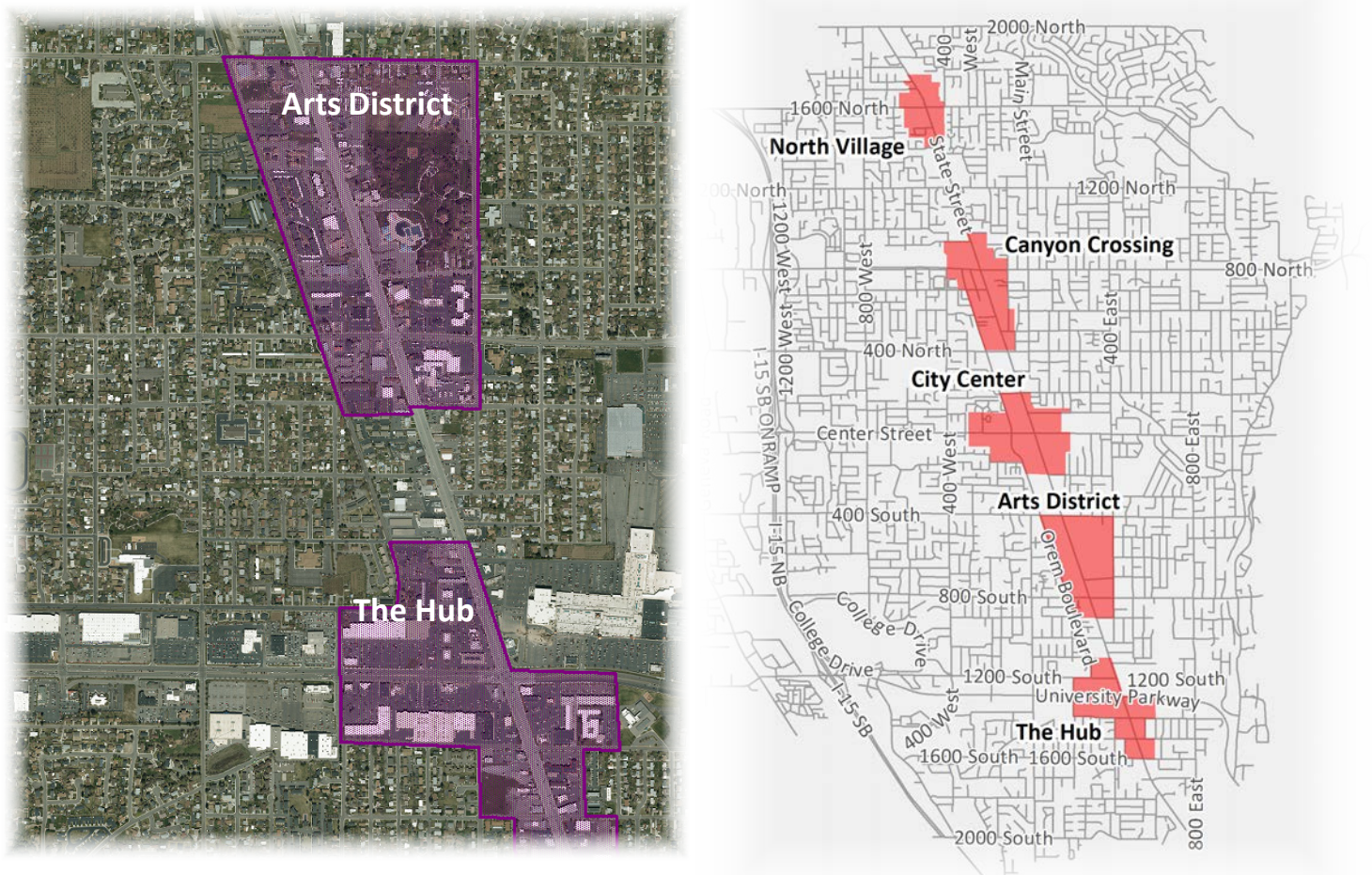
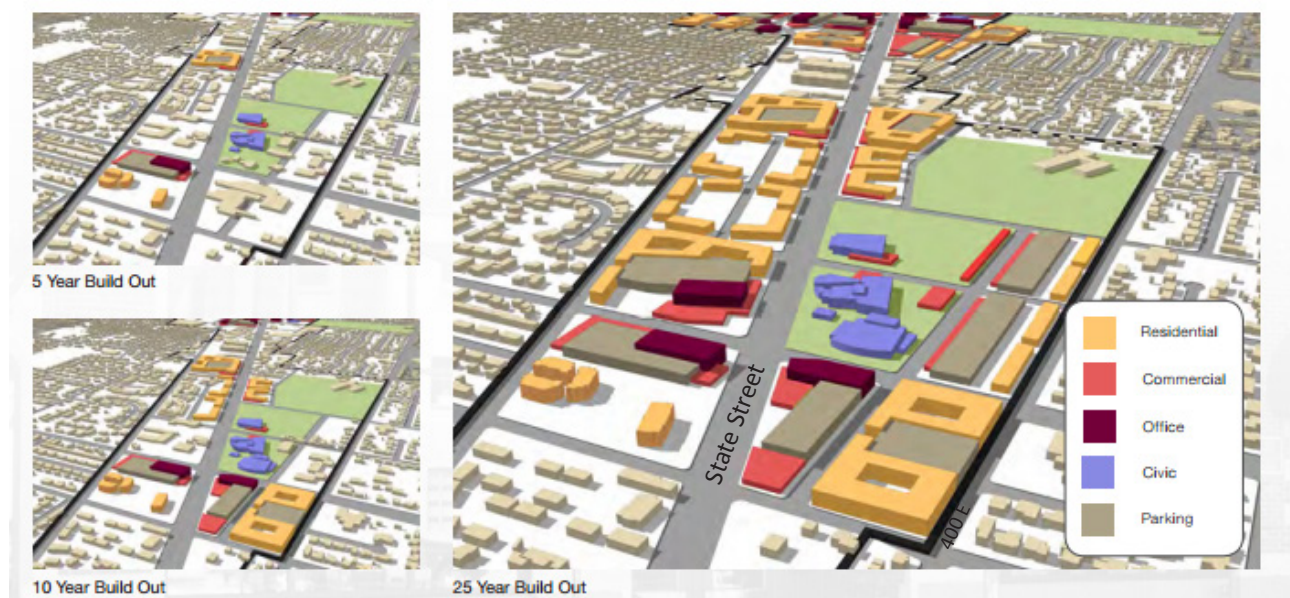


Figure 3.6 State Street Master Plan Arts District Hypothetical Growth



or professional office space.

- Appropriately buffering new developments from existing neighborhoods through a myriad of urban design tools, including building siting, setbacks, step downs, density restrictions, landscaping, signage, lighting, and other design elements. This will allow for future growth along the State Street corridor while preserving the single family character of neighborhoods wherever possible.

3.4 Goals

The major goals of the Orem, Sharon, and Hillcrest neighborhoods related to land use are:

1. Strategically locate higher density development on major roads, such as State Street and University Parkway, and ensure that current transportation and roadway networks can provide adequate traffic solutions.
2. Create better guidelines in the land use ordinance for buffering between commercial and residential land uses on all corridors and especially on major corridors, including implementing additional requirements for design, building height step-downs, and landscaping.
3. Support the City's goal of prohibiting zone changes within the neighborhood to maintain the single family residential character.
4. Support the City's efforts to implement affordable housing measures, such as accessory apartments, to attract and support a diverse population.
5. Support the City's efforts to acquire Hillcrest Park from the Alpine School District, if possible, and maintain as a park.
6. Maintain a safe, clean, and family friendly neighborhood through neighborhood policing and code enforcement, yard maintenance requirements, and a focus on lowering vacancy rates.



TRANSPORTATION

Goals

1. Prioritize improvements at the following intersections: 400 East and 800 South, 800 East and 400 South, 800 East and 800 South, and 800 East and 1600 South.
2. Implement traffic calming measures, such as raised crosswalks and pedestrian refuges, on 400 East, 800 East, 200 South, and 800 South.
3. Explore the possibility of intersection improvement at Palisade Drive and Center Street, including potential implementation of a traffic signal.
4. Improve access to trails and parks and implement new walkways where needed, such as on Carterville Road north of 800 South, near or on canals, and between cul-de-sacs.
5. Support efforts to improve public transit options and access on State Street by increasing the number of bus routes and decreasing headways between stops, including implementation of a BRT line.
6. Maintain transparency with the public about current and future roadway projects.



4.1 EXISTING NETWORK

As with other parts of the City, the Orem, Sharon, and Hillcrest neighborhoods have a tiered or classed roadway system. Within and surrounding these neighborhoods there are arterials, collectors, and local roads. In addition to these public roads there may be private roads, which are not owned or maintained by the City.

As demonstrated in **Figure 4.1**, State Street is a principal arterial, meaning this roadway has been designed to carry a high level of traffic and to serve

the larger region, connecting cities across Utah County. State Street is one of a few public roadways in Orem where the right of way belongs to the State, not the City, and is managed by the Utah Department of Transportation (UDOT). This limits what the City can do with these roads. However, in cooperation with UDOT, there are plans to improve the functionality of State Street, including adding future bike lanes along certain sections and improving sidewalk amenities.

Along with State Street, University Parkway is classified as a principle arterial. 400 South and 400 East serve as minor arterials. Center Street, 800 South, and 800

Figure 4.1 Roadway Classifications

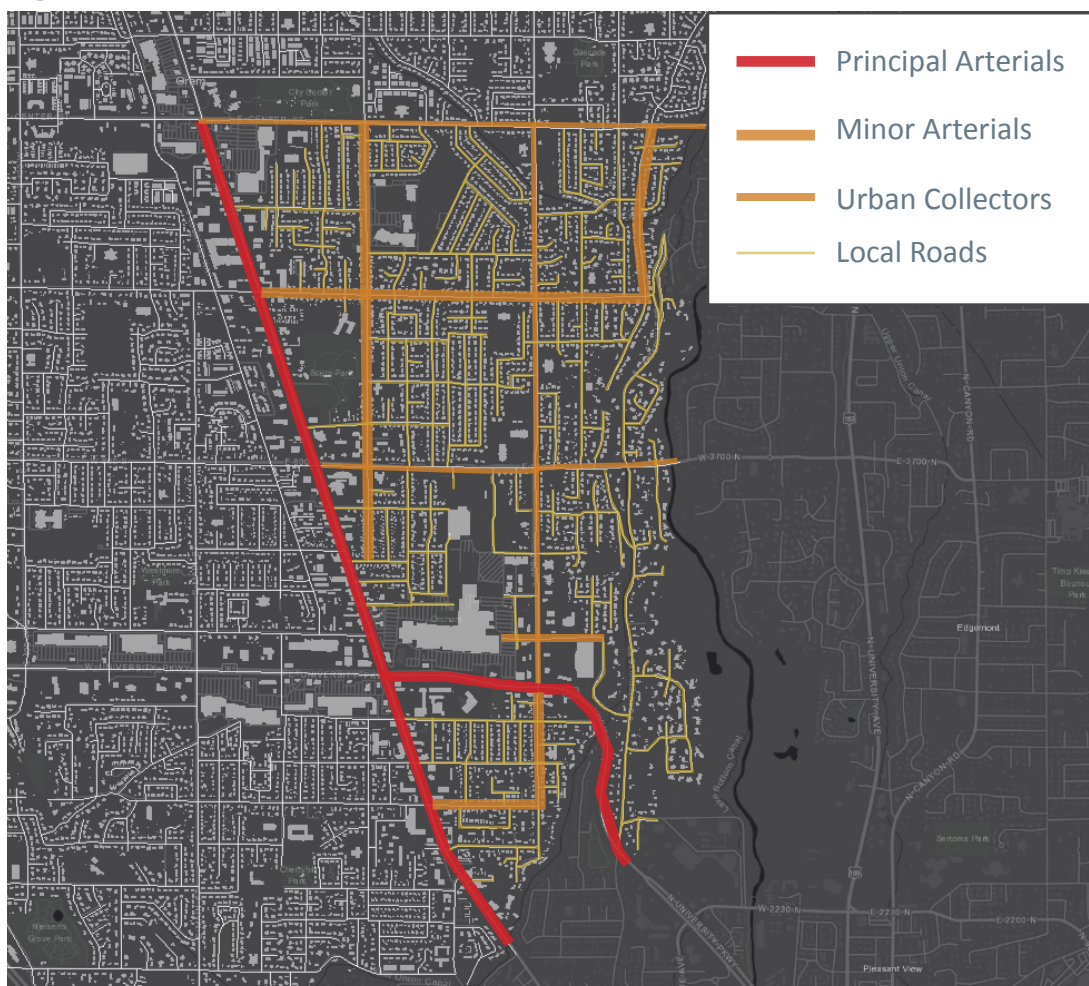
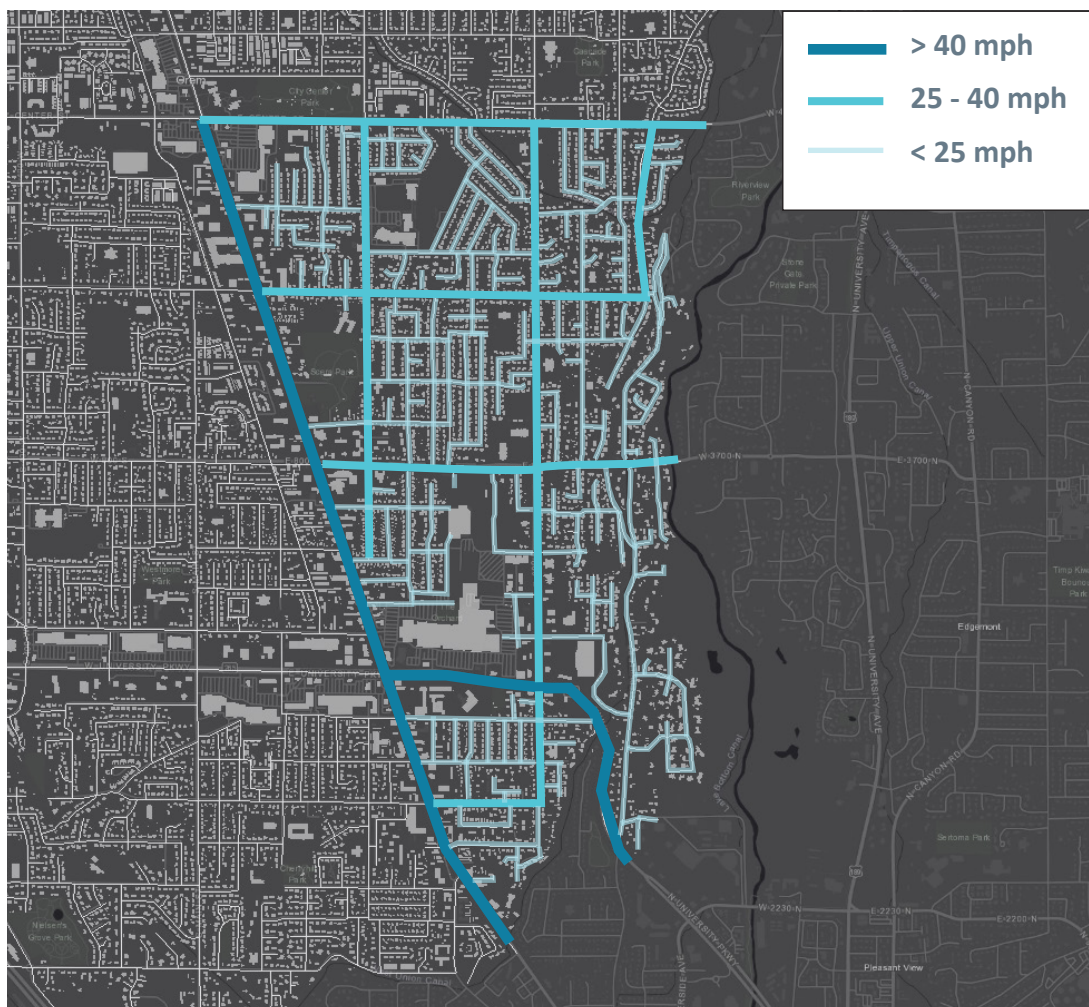


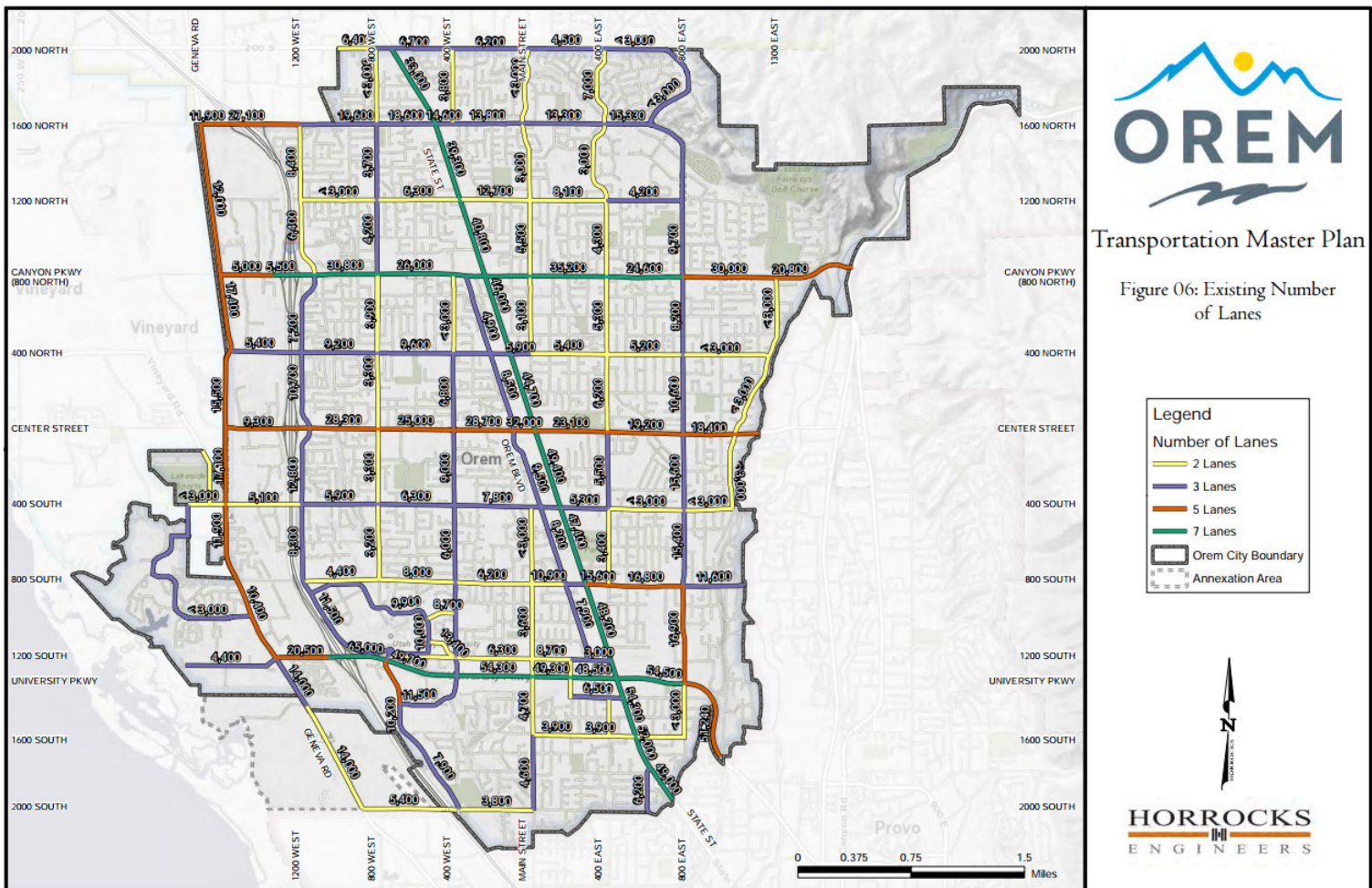
Figure 4.2 Roadway Speed Limits

East are all urban collectors. All other roadways are considered local roads. **Figure 4.2** illustrates the speed limits on all roadways in the neighborhoods. Typically, the functional classification system displayed in **Figure 4.1** will correspond with varying speed limits. Urban collectors often have a speed limit of 30 MPH or less, being designed wider than local roads with the ability to safely handle higher traffic volumes and speeds whereas principal arterials often have a higher speed limit due to increased traffic loads.

The amount of traffic volume on a roadway on a given

day is known as the Annual Average Daily Traffic (AADT). The AADT for the major roadways in the neighborhoods can be seen in **Figure 4.3**, on the following page. Corresponding with the functional classifications, arterials and urban collectors are shown to have higher AADT than local roads. Part of the reason is that traffic will naturally flow along routes designed for higher traffic volumes. A priority for residents is maintaining good traffic flow in the neighborhoods, and they expressed the desire to investigate adjusting speed limits in an attempt to promote safety and walkability along busier streets.

Figure 4.3 Annual Average Daily Traffic Counts, 2015



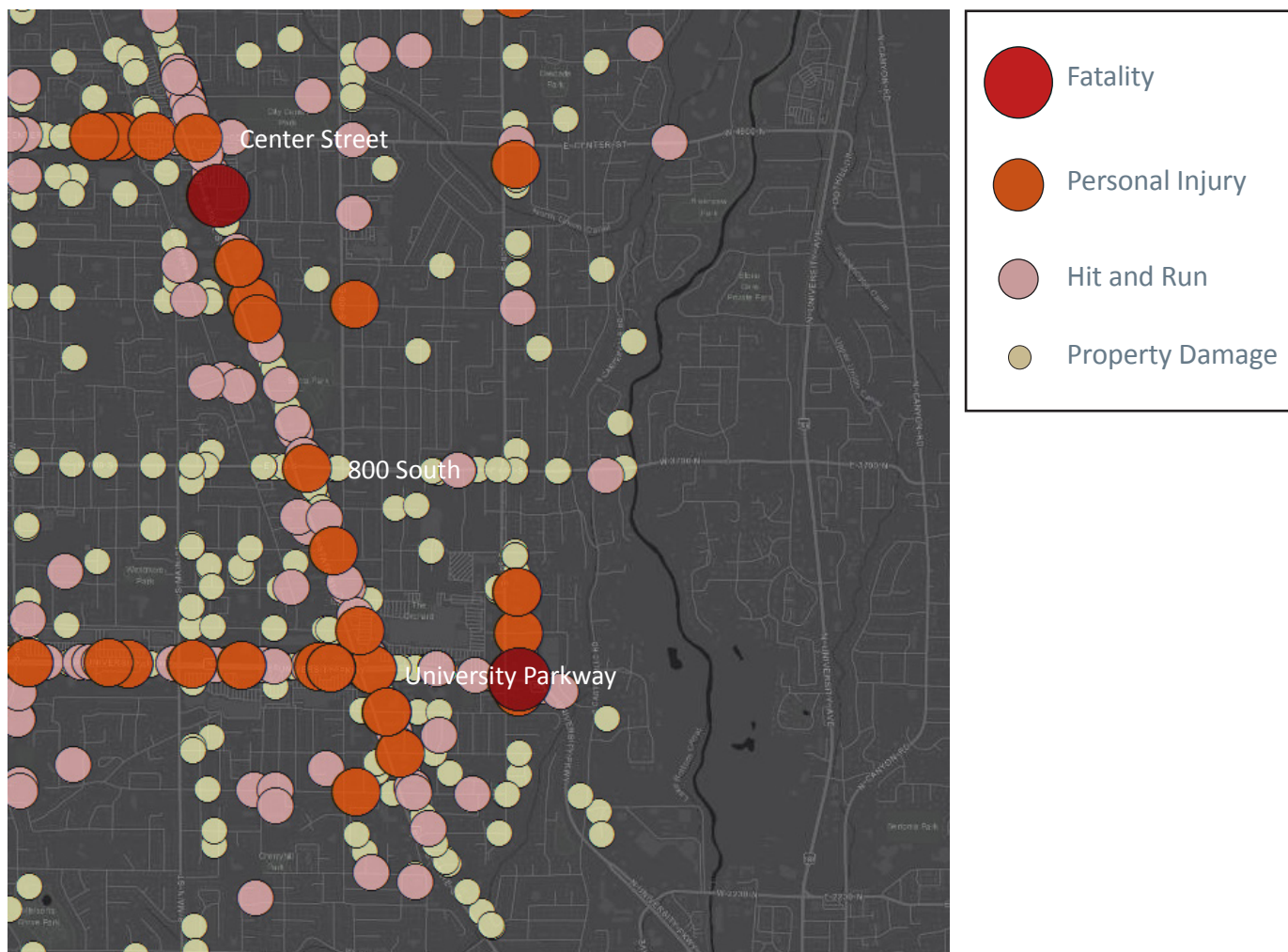
Another major concern mentioned by residents was roadway safety. Figure 4.4 depicts the accidents that have occurred in the neighborhoods over the course of a year (2015).

Due to the challenge of overlapping points, the number of accidents graphically displayed understates the actual numbers. On the streets associated with the neighborhoods, there were a total of 718 accidents in 2015; 605 classified as property damage accidents, 89 classified as hit and run, 21 classified as personal injury

accidents, and two fatalities. Of this total, roughly 32% occurred on State Street, 22% occurred on University Parkway, 12% occurred on 800 East, 9% occurred on 800 South, and 25% occurred on all other streets.

Many of the accidents which took place on the major corridors were reportedly right angle crashes resulting from left-turns across on coming traffic. This is one of the reasons why UDOT and the City are exploring the possibility of adding medians in the future along portions of State Street.

Figure 4.4 Reported Accidents, 2015



4.2 FUTURE PLANS

Street Connection Master Plan 2014

This plan outlines the City's long term goals to complete street connections and missing road segments throughout the City. Key areas are outlined to be completed as the need arises and development occurs. One of the major goals of the plan is to promote the completion of these connections with new development fees to relieve the taxpayer of the cost of completing these streets. A number of connections were completed throughout the neighborhoods in recent years. These connections

create a better street network and help with overall connectivity.

Further connections will be created as remaining properties develop. This plan identifies a few locations in the neighborhoods where future connections may occur (see **Figure 4.5** on the following page). This plan will be updated in the future to address the possibility of new street connections. Future plans for the State Street Districts will likely be among those new street connections.

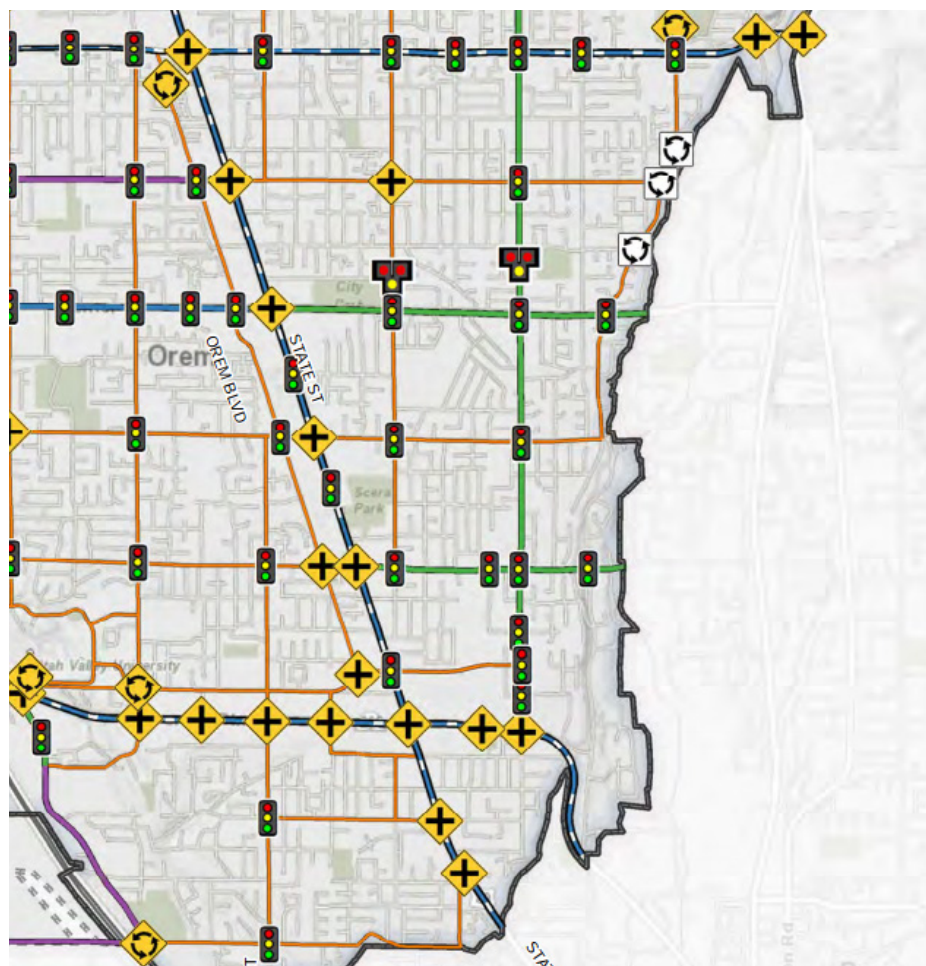
This plan outlines the City’s long term transportation goals and plans. **Figure 4.6**, on the following page, displays a map from the plan showing the proposed status of the roadway network in 2040. Future roadway improvements that will impact the neighborhoods include the expansion of 800 South and Center Street, as well as multiple planned intersection improvements.

Figure 4.7 (on page 30) shows the existing and future bicycle and pedestrian lanes, routes, and paths found

Figure 4.5 Street Connection Master Plan

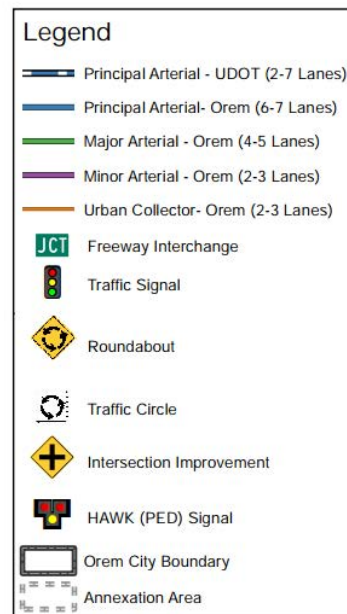


Figure 4.6 Transportation Master Plan 2040 Proposed Roadway Network



Transportation Master Plan

Figure 26: 2040 Proposed Roadway Network



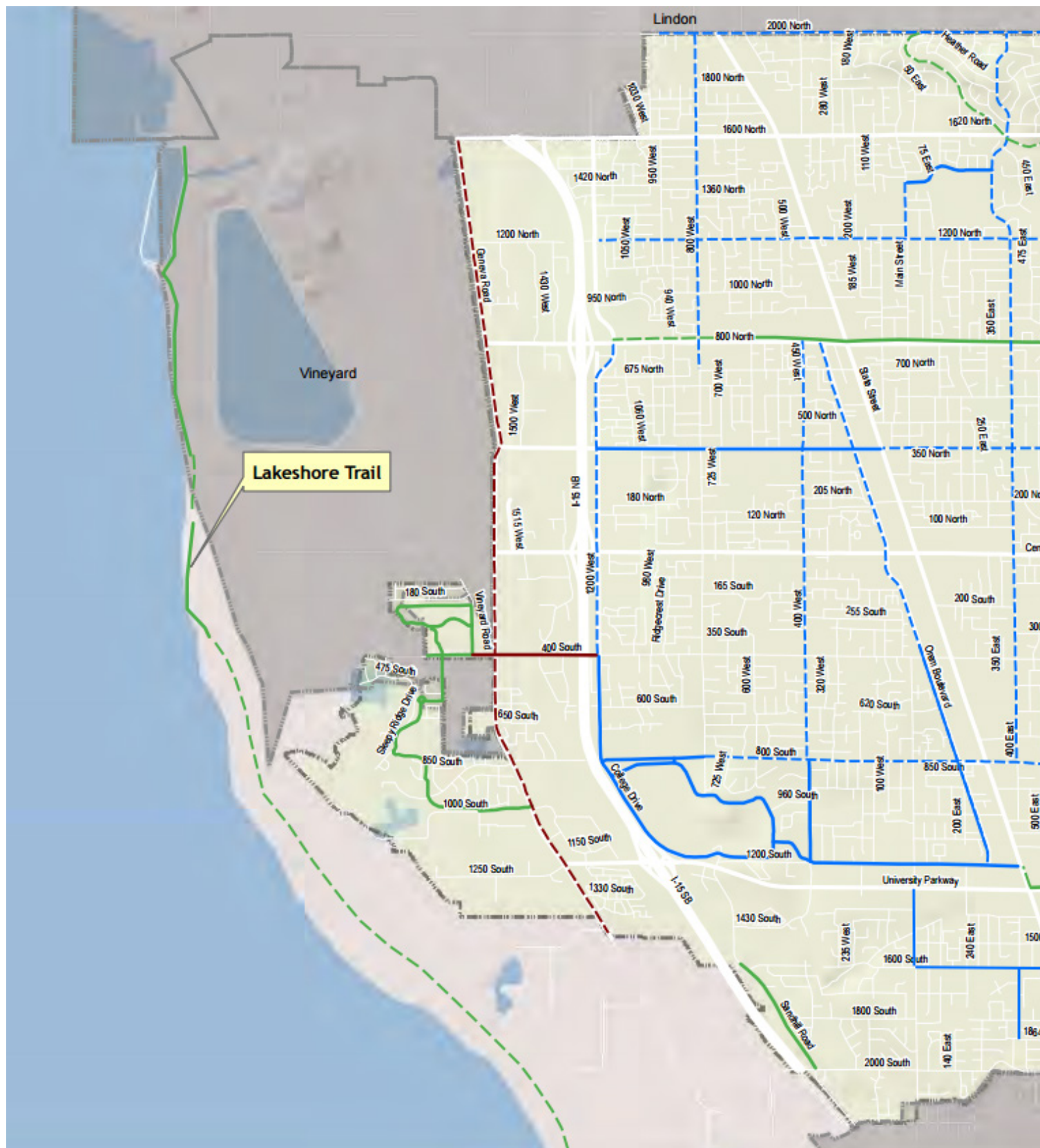
4.4 Goals

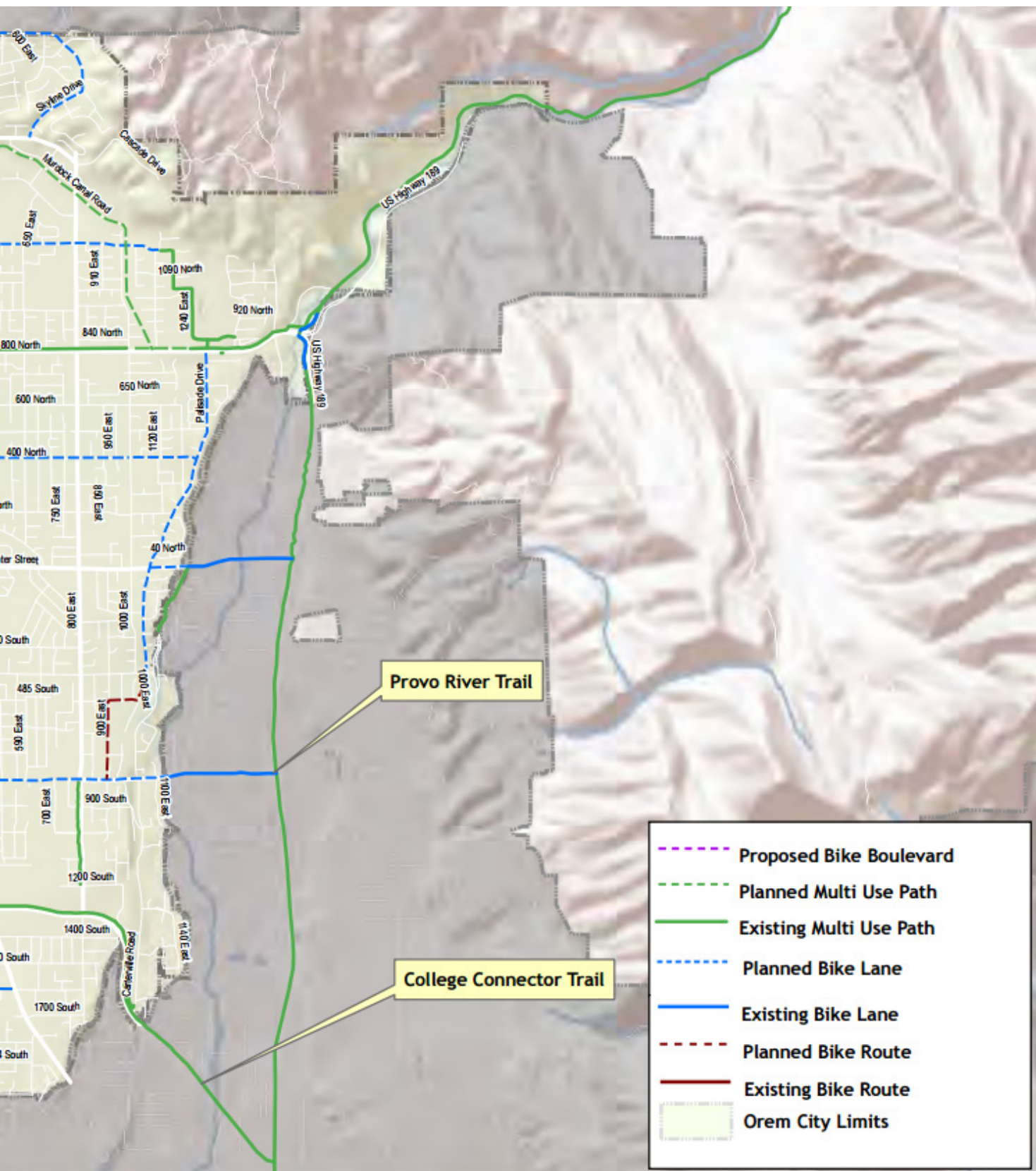
The major goals of the Orem, Sharon, and Hillcrest neighborhoods related to transportation are:

1. Prioritize improvements at the following intersections: 400 East and 800 South, 800 East and 400 South, 800 East and 800 South, and the 800 East and 1600 South.
2. Implement traffic calming measures, such as raised crosswalks and pedestrian refuges, on 400 East, 800 East, 200 South, and 800 South.
3. Explore the possibility of intersection improvement at Palisade Drive and Center Street, including potential implementation of a traffic signal.
4. Improve access to trails and parks and implement new walkways where needed, such as on Carterville Road north of 800 South, near or on canals, and between cul-de-sacs.
5. Support efforts to improve public transit options and access on State Street by increasing the number of bus routes and decreasing headways between stops, including implementation of a BRT line.
6. Maintain transparency with the public about current and future roadway projects.



Figure 4.7 Bicycle and Pedestrian Plans








ECONOMICS

5

Goals

- 
1. Bring in new businesses that will add vitality and increase the economic base by incentivizing unique and local restaurants and businesses.
 2. Promote active re-use of existing development and incentivize property owners to update or redevelop older buildings.
 3. Examine the possibility of creating additional landlord requirements for rentals to limit the number of houses that can be used as rentals to promote neighborhood stewardship and investment.
 4. Actively work to increase property values by continuing to invest in high quality public infrastructure, such as public transportation.
 5. Encourage meaningful design of businesses and high density housing to create appealing urban centers on State Street and University Parkway.

5.1 PROPERTY VALUES

State law mandates that all property is subject to taxation unless otherwise exempted. Residents' property taxes support necessary services provided to the residents of Orem and Utah County. These include city services, law enforcement, fire protection, education, parks and recreation, and other vital services. Property taxes are based on the market value of your property, which includes the value of both the land and improvements (such as a house). The Utah County Assessor is

responsible for appraising all property in the City of Orem. **Figure 5.1** displays the assessment of total taxable value for parcels in the neighborhoods in 2016. Note that the highest assessed values are the commercial properties along State Street and University Parkway. While this is partially a reflection of the size of these properties, it is also significantly related to the value of the buildings and real property on these parcels.

Value is determined in accordance with accepted appraisal standards and techniques. There are

Figure 5.1 Total Taxable Value by Parcel, 2016

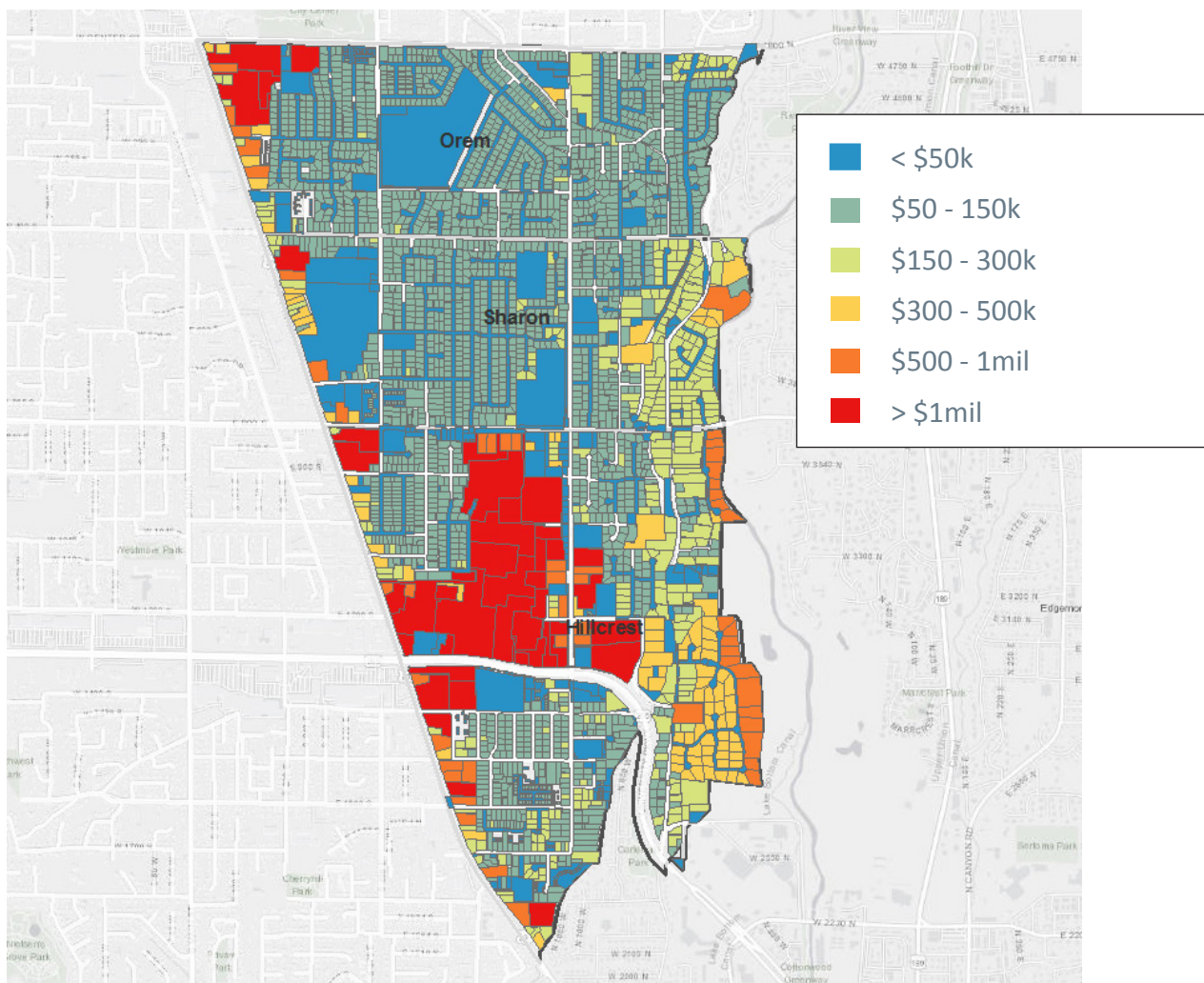
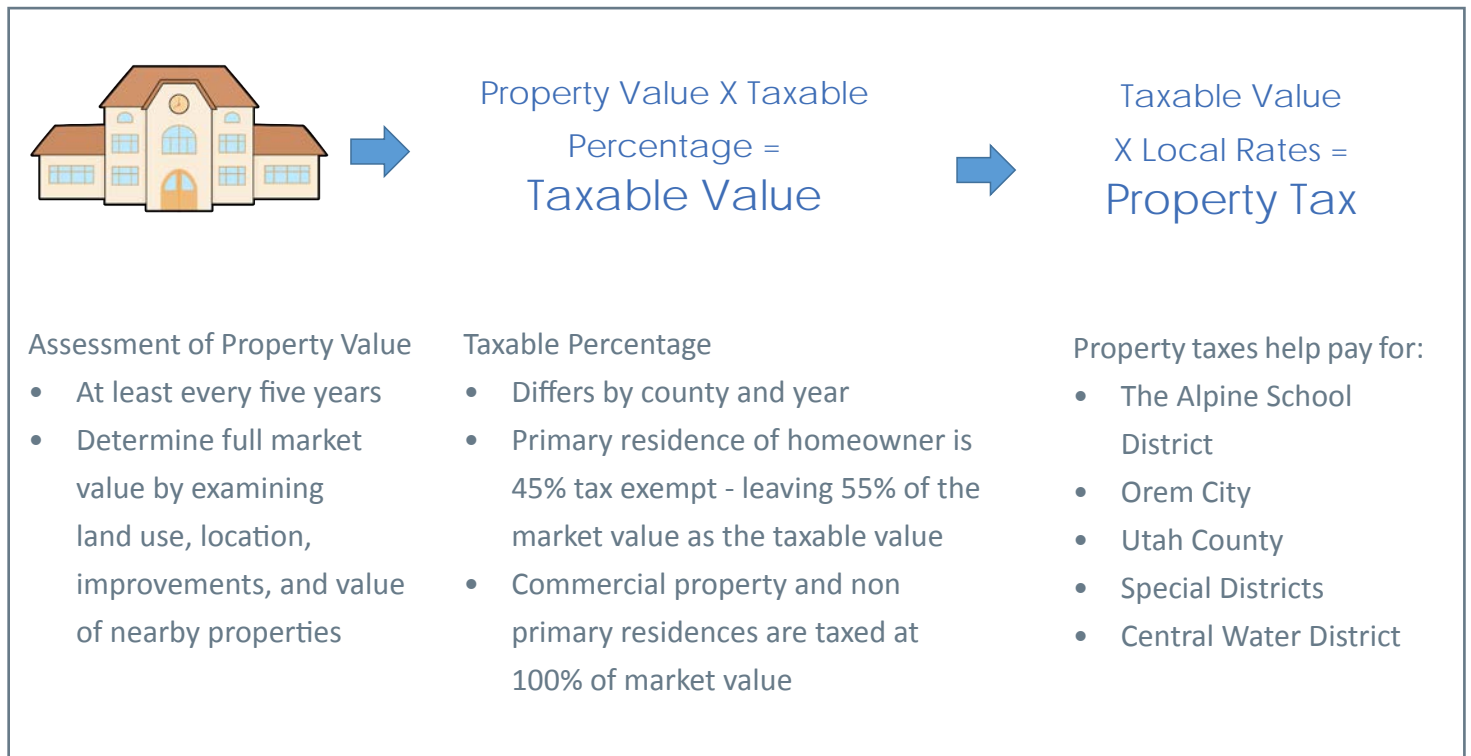


Figure 5.2 Property Tax Valuation

three approaches to value which are considered and used as appropriate. These approaches to value are based on:

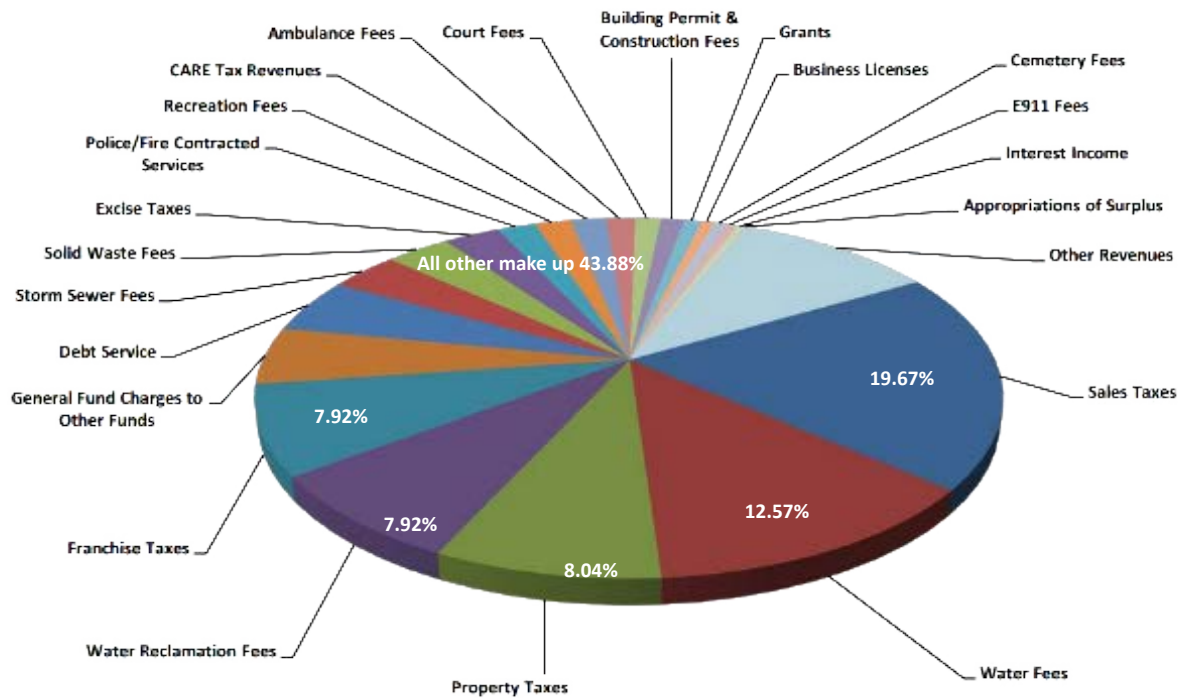
- Sales in the market place
- Income generated or that could be generated by a property
- The cost to replace or construct a similar property

Figure 5.2 breaks down the valuation process in greater detail. For a home with a market value of \$200,000, the taxable value would be 55%, or \$110,000. Property taxes would then be determined off this taxable value. The annual property tax rate for

a home in the neighborhoods was 0.01075% in 2016, of which the City tax made up 0.00155% (compared to 0.002091% for the average city in Utah and 0.002377% for Provo). For a home with a taxable value of \$110,000, the estimated City portion of property taxes would be roughly \$172 in 2016. While property taxes are what most residents would assume make up the majority of the City's revenue, in reality property taxes account for only 8% of the total revenue as presented in **Figure 5.3**. In contrast, sales taxes make up nearly 20%, much of which is paid by nonresidents of the City who shop in Orem.



Figure 5.3 Orem City Property Revenues, Fiscal Year 2016-2017

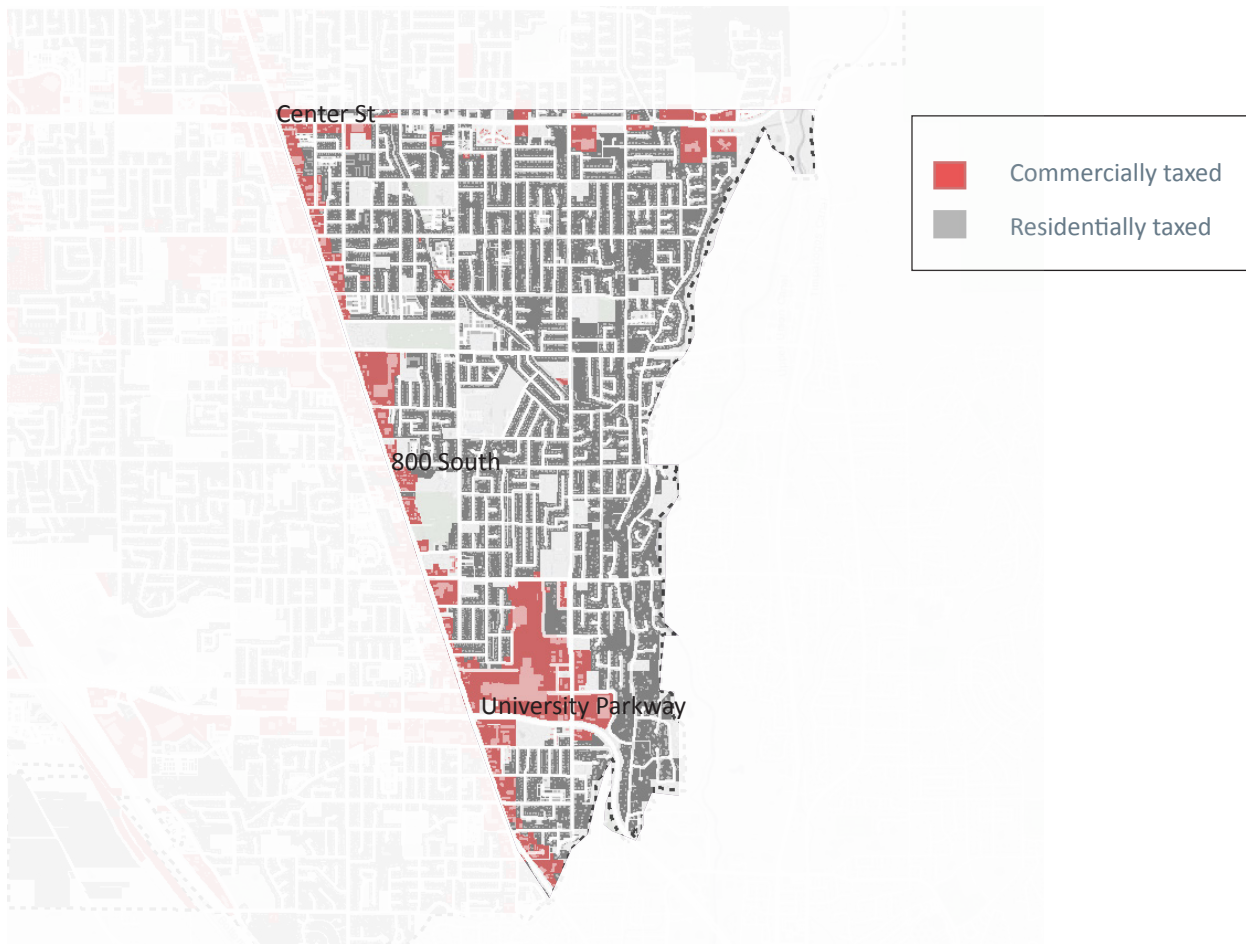


5.2 BUSINESSES AND JOBS

Neighborhood residents recognize that local businesses have an impact on the value and character of the neighborhoods. It is estimated that there are over 800 commercially assessed buildings accounting for over 5 million square feet of space in the City (see [Figure 5.4](#)). While there have been recent additions and renovations, many of these buildings are older.

The businesses which occupy these buildings provide thousands of local jobs. Many of these jobs are high skilled and well paid, being associated with medical due to the nearby hospital, and office uses near University Parkway along State Street. There are also hundreds of skilled jobs associated with technical businesses located along State Street.



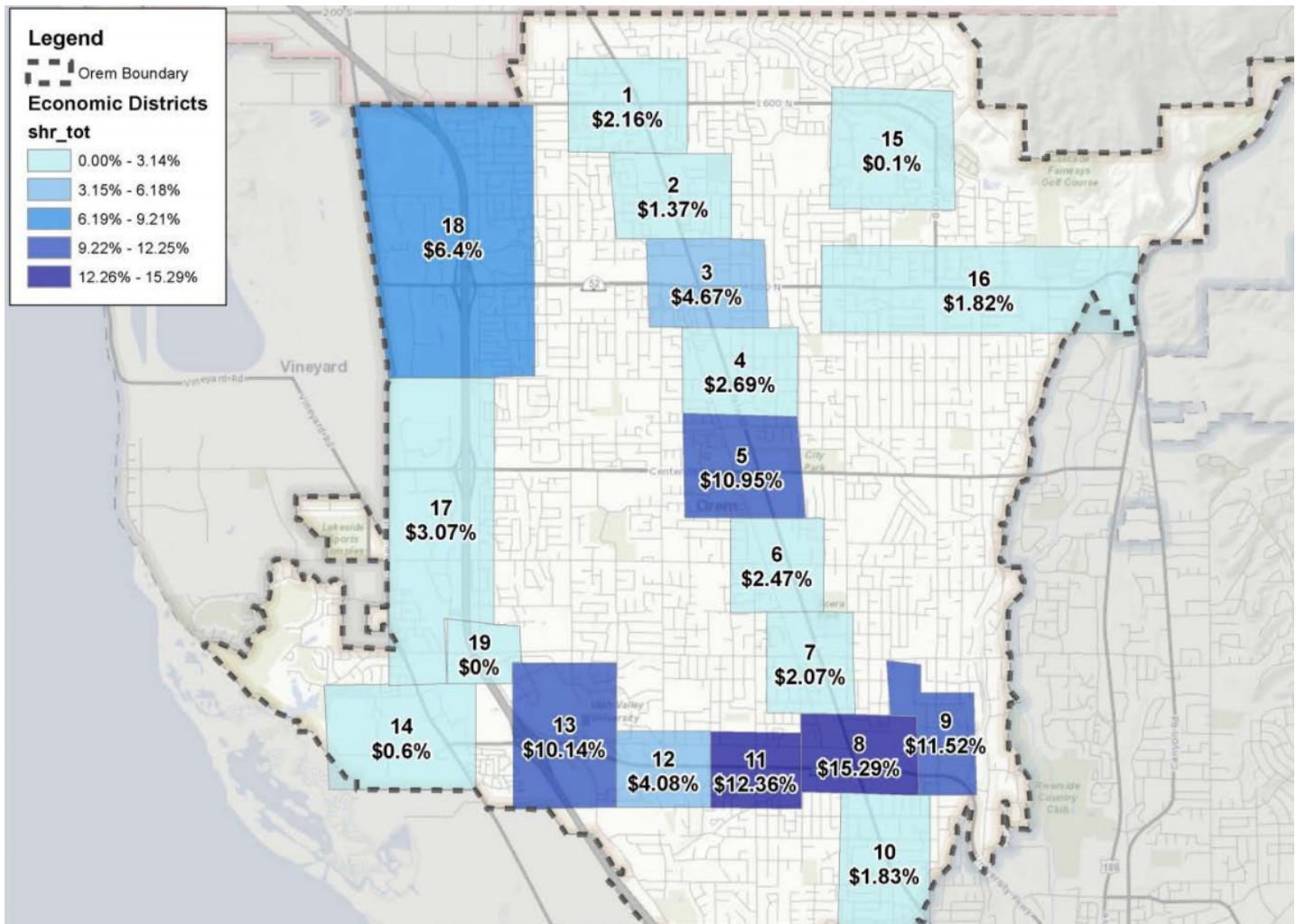
Figure 5.4 Commercially Taxed Parcels and Buildings

The neighborhoods recognize the importance of supporting these local businesses as they are a source of revenue and jobs for the City.

While residents recognize the benefit of having these businesses close to the neighborhoods, they also worry about possible negative consequences. Some residents feel strongly that commercial activity needs to be sufficiently buffered when adjacent to residential land uses. In addition, as commercial buildings continue to age, residents are concerned with the condition of the buildings and the type of tenants who may occupy them. Residents do not

want to see vacant and underutilized commercial buildings in their neighborhoods. They worry that desperate commercial landlords may rent to tenants whose activities are incompatible with the residential neighborhoods.

Increasing the attractiveness and functionality of streets, particularly along State Street, would help encourage new, desirable businesses to locate in the area and old businesses to re-invest in their properties. In addition, residents want to increase access from the neighborhoods to these commercial areas for pedestrians and bicycles, so that those who live and

Figure 5.5 Share of Retail Sales by Economic District, 2014

work in the area do not have to rely on a car year round to get to work. This would be expected to alleviate some of the growing vehicle congestion in the neighborhoods.

5.3 FUTURE PLANS

The City of Orem is continually working on future plans to ensure the economic vitality of the City. An Economic Development Strategic Plan was developed collaboratively in 2014 by the City's economic development staff and Zions Bank Public Finance as well as an Affordable Housing Plan.

Orem Affordable Housing Plan

Every City in Utah is required to have a plan to address affordable housing. The City has a robust affordable housing plan that is not only be a source of information but also addresses the challenges and opportunities that Orem faces. This is a controversial topic in Orem and many residents are generally concerned about the consequences of concentrating poverty. At the same time, neighborhood residents are proud of their economic diversity and see Orem as a place of opportunity for everyone.

Economic Development Plan 2014

This plan evaluates current performance and long term opportunities to strengthen economic development throughout Orem. These neighborhoods are impacted by two areas identified in the plan: the State Street corridor and University Parkway. Some of the key points in the report include:

- As depicted in **Figure 5.5**, the central portion of the State Street Corridor accounts for roughly 16% of Orem's total retail sales, while the University Parkway region accounts for over 50% of Orem's total retail sales.
- These businesses on State Street and University Parkway, particularly those at the intersections, provide important goods and services for the local population and are an important retail hub for the City.
- It is a strategy of the City to mitigate its dependence on sales tax revenue by encouraging new office development. This will add local jobs as well as boost property taxes by increasing land values. The areas in the neighborhoods along State Street and University Parkway make for prime locations for new office development and redevelopment, as regional access to and from these locations is a key attribute for successful office properties.

5.4 Goals


The major goals of the Orem, Sharon, and Hillcrest neighborhoods related to economic conditions are:

1. Bring in new businesses that will add vitality and increase the economic base by incentivizing unique and local restaurants and businesses.
2. Promote active re-use of existing development and incentivize property owners to update or redevelop older buildings.
3. Examine the possibility of creating additional landlord requirements for housing rentals to limit the number of houses that can be used as rentals to promote neighborhood stewardship and investment.
4. Actively work to increase property values by continuing to invest in high quality public infrastructure, such as public transportation.
5. Encourage meaningful design of businesses and high density housing to create appealing urban centers on State Street and University Parkway.



PUBLIC WORKS

Goals

- 
1. Encourage the preservation of a certain percentage of open space with new development.
 2. Encourage park programming of events and activities, such as yoga classes, farmers' markets, and puppet shows, that do not cause high noise disturbance for nearby neighbors.
 3. Improve maintenance of existing parks, trails, and other amenities, such as the Hillcrest Tennis Courts and Hillcrest Park.
 4. Support the City's efforts to acquire new properties, such as the Hillcrest Elementary property, where possible, and develop into public parks and open spaces.
 5. Incentivize the use of newer technology, such as water-wise irrigation controllers, soil-moisture based technologies, and central control systems, to conserve water.
 6. Improve pedestrian crossings at the junctions of 400 South and 800 South on 800 East and look into the possibility of installing a high-intensity activated cross walk beacon.

6.1 PUBLIC WORKS

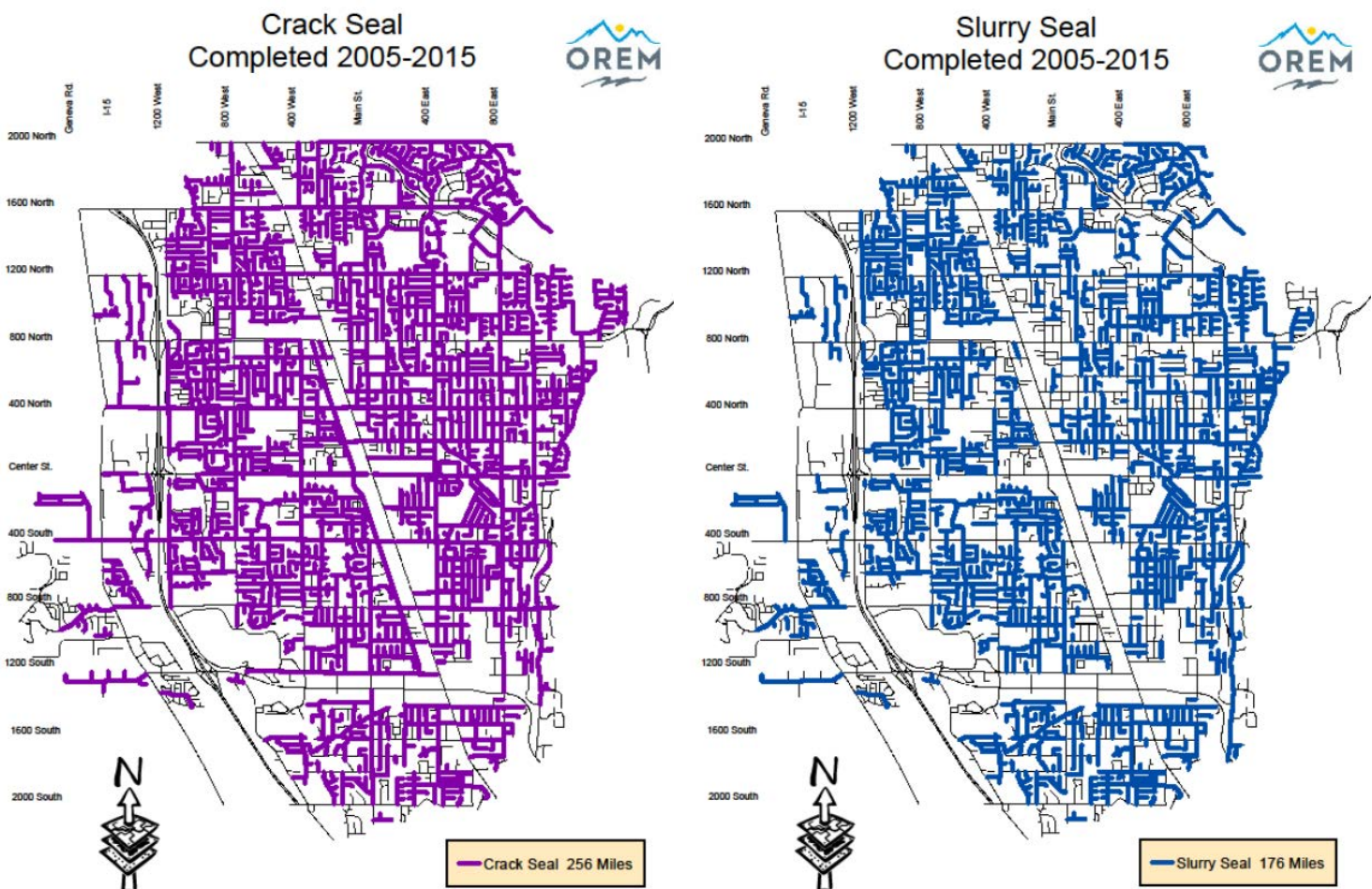
The Public Works department for the City of Orem provides a large array of services including primary and secondary water access, storm water management, water reclamation, parks, the cemetery, urban forestry, streets, street lights, sidewalks, snow removal, and more. Their primary purpose is to improve and maintain the City's infrastructure and keep the neighborhoods functioning on a daily basis.

Figure 6.3 (at the end of this section) maps out the parks, ADA ramps, sidewalks, traffic signals, and

detention basins in the neighborhoods. These are a few of the infrastructure improvements provided and managed by the Public Works department.

The Public Works department performs several routine maintenance projects throughout the year. This includes flushing out the water system, sealing and re-surfacing the roads (see **Figure 6.1**), adding water pipes as needed, cleaning and maintaining city water lines, and other road repairs. Flushing out the water systems takes place about once every four years in the Neighborhoods.

Figure 6.1 Past Public Works Road Maintenance Projects



6.2 PARKS AND RECREATION

Public Works employs full-time and seasonal summer staff to maintain the parks in the City. Daily care keeps these places safe, beautiful, and clean. The Orem, Sharon, and Hillcrest advisory committee and residents expressed their desire for continued efforts and coordination to maintain the beauty and safety of these parks. Residents also shared the desire for increased safety and connectivity of parks and open spaces.

6.3 TOOL LENDING

The public works department has a tool lending library, where residents of the neighborhoods can borrow a wide variety of yard maintenance tools free of cost. These tools can be checked in and out at the Public Works building located at 1450 W 550 N.

Residents mentioned the lack of yard maintenance in various locations throughout the neighborhoods. Increased awareness of the tool shed library would provide a resource for renters and landowners to improve the beauty of their yards at minimal cost and maintain the neighborhood's nature and quality.

Tools that are available include:

Yard Tools:

Push Brooms
Cultivator/Tiller
Lawn Rakes
Garden Rakes
Hedge Clippers
Round Shovels
Square Shovels

Paint Equipment:

Caulking Gun
Paint Roller Handles
Putty Knives
Wire Brushes

Power Tools:

Lawnmower
Weed Trimmers
Lawn Edger

Miscellaneous Tools:

Ear Plugs
Extension Cords
Hammers
Multi-Purpose Ladders
Safety Orange Vests
2 ft Step Ladder



6.4 VOLUNTEERING

Volunteer groups often work in tandem with the Public Works department in order to improve the quality of life within the neighborhoods. These groups include civic groups, church groups, eagle scouts, and others. Several beautification projects occur every year because of the efforts of volunteers. Examples of projects include Adopt a Spot or Trail (March-November), Memorial Day Preparation at Orem Cemetery (early-mid May), Orem Summerfest (second weekend in June), and others.

Figure 6.2 Scera Park in Sharon



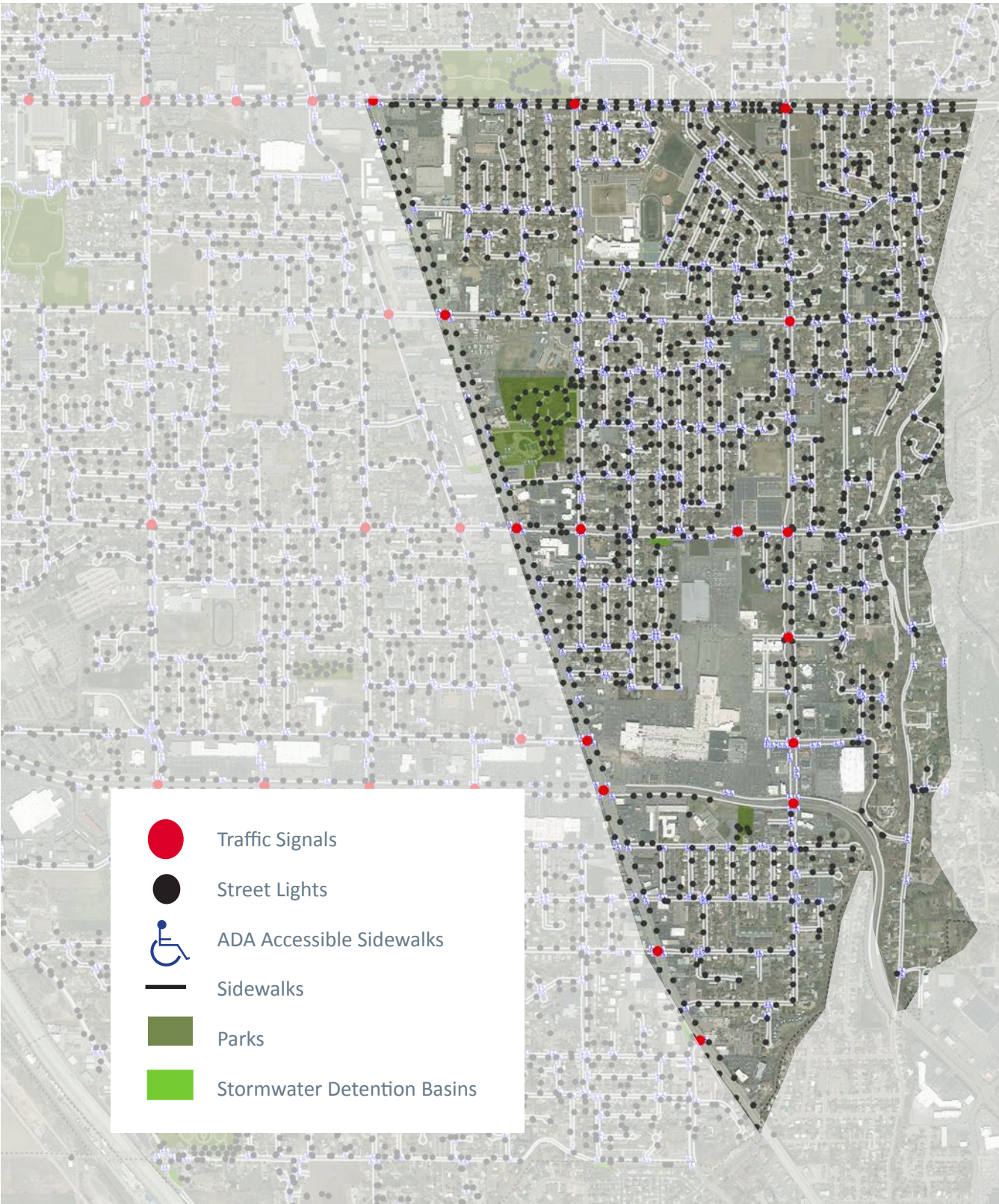
6.5 Goals

The major goals of the Orem, Sharon, and Hillcrest neighborhoods related to public works are:

1. Encourage the preservation of a certain percentage of open space with new development.
2. Encourage park programming of events and activities, such as yoga classes, farmers' markets, and puppet shows, that do not cause high noise disturbance for nearby neighbors.
3. Improve maintenance of existing parks, trails, and other amenities, such as the Hillcrest Tennis Courts and Hillcrest Park.
4. Support the City's efforts to acquire new properties, such as the Hillcrest Elementary property, where possible, and develop into public parks and open spaces.
5. Incentivize the use of newer technology, such as water-wise irrigation controllers, soil-moisture based technologies, and central control systems, to conserve water.
6. Improve pedestrian crossings at the junctions of 400 South and 800 South on 800 East and look into the possibility of installing a high-intensity activated cross walk beacon.



Figure 6.3 Selection of Public Works Improvements





NEIGHBORHOOD PRESERVATION

7

Goals

1. Consider a rental license program or landlord occupancy requirement to better limit absentee landlords in single family residential areas.
2. Educate residents on the Orem Help Center's resources on code enforcement to facilitate effective neighborhood policing and code enforcement.
3. Plan and schedule more frequent volunteer neighborhood cleanup days for neighborhood beautification.
4. Enforce requirements for off-street parking for accessory apartments, short-term rentals, and in-home businesses to reduce street congestion.



7.1 NEIGHBORHOOD PRESERVATION

The Orem, Sharon, and Hillcrest neighborhoods are highly valued by those who live and work in the area. All three neighborhoods are characterized by a mix of land uses including residential and commercial. There is also a considerable amount of public infrastructure including schools, parks, and streets. These private and public places fit together in a unique way to contribute to the community's sense of identity.

As the homes, buildings, and infrastructure in these neighborhoods age, there is some concern that over time the identity of the neighborhoods will change for the worse. Residents are particularly concerned with the increased high density development and the potential for increased crime and zoning violations.

7.2 CODE ENFORCEMENT

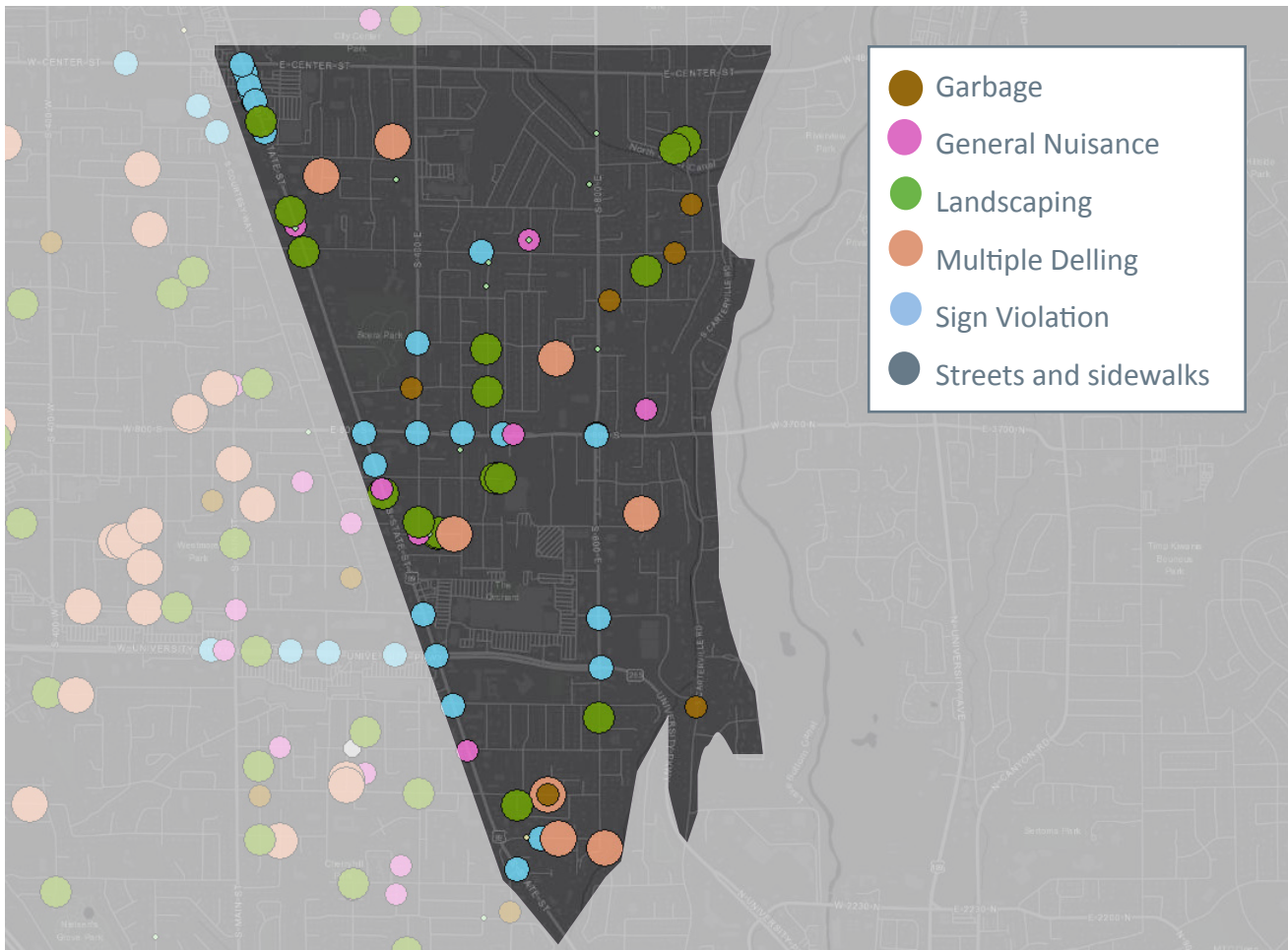
Several comments at neighborhood meetings involved code and law enforcement concerns. Residents expressed concerns regarding homes and businesses that were not being maintained or used as intended. These concerns can be mitigated through working with the Orem Help Center (www.orem.org/help) and the Neighborhood Preservation Unit (NPU). The NPU consists of a group of officers within the Orem Police Department who assist in the enforcement of laws related to neighborhood preservation and city code. **Figure 7.1** displays the complaints responded to by the NPU in 2016. Responding to these complaints requires considerable time and skill from the police officers assigned. When following up on a complaint, the laws of the City must be balanced by the individual rights of property owners.



Police Officers Savage, Crook, and Jamison Served in the Neighborhood Preservation Unit in Orem in 2017



Figure 7.1 Complaints Responded to by the NPU, 2016



Despite the challenges most cases present, the officers of the NPU are dedicated to preserving the quality of life in the neighborhoods. To contact the NPU, visit <http://www.orem.org/npu>.

7.3 Goals

The major goals of the Orem, Sharon, and Hillcrest neighborhoods related to neighborhood preservation are:


1. Consider a rental license program or landlord occupancy requirement to better limit absentee landlords in single family residential areas.
2. Educate residents on the Orem Help Center's resources on code enforcement to facilitate effective neighborhood policing and code enforcement.
3. Plan and schedule more frequent volunteer neighborhood cleanup days for neighborhood beautification.
4. Enforce requirements for off-street parking for accessory apartments, short-term rentals, and in-home businesses to reduce street congestion.



IMPLEMENTATION

8

Vision Statement



“We value the nature and quality of our neighborhood. We desire to maintain neighborhood continuity and preservation while allowing for conscientious development. We strive to improve pedestrian and bicyclist safety on busy streets and promote public transit accessibility. We are dedicated to improving the connectivity and appeal of parks, trails, and other open spaces.”

Orem, Sharon, and Hillcrest Neighborhood Residents



The Orem, Sharon, and Hillcrest Neighborhood Plan is a guiding document for the future of the neighborhoods. Upon adoption by the City Council, this Plan will be integrated into the City of Orem's General Plan as part of Appendix Z. As a part of the General Plan, the Neighborhood Plan provides better guidance to the City staff, the Planning Commission, and the City Council as future developments and improvements are considered in the Neighborhoods.

8.1 FUNDING SOURCES

Orem Capital Improvement Plan

In order to allocate funding for specific projects within the neighborhoods, proposed improvements identified by City staff may be included in the City's Capital Improvement Plan (CIP) during future budget meetings. Examples of such projects include bike lanes, park improvements, sidewalk repair, or road connection completions. The CIP allows City staff to prioritize improvements for the Neighborhoods and secure funding with necessary departments to complete projects.

Grants

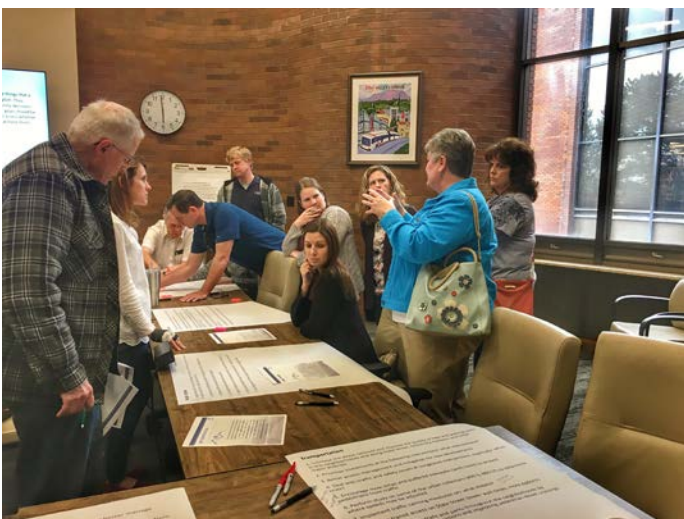
There are a limited number of grants and other funding opportunities from the City of Orem or the State of Utah to assist in local infrastructure improvements and neighborhood development. One of the goals of the neighborhood program is to raise awareness and seek funding opportunities to assist Orem residents in improving and preserving their neighborhoods. Some of the current available funding sources include:

Orem Community Development Block Grant

Projects that qualify for this grant must adhere to the broad national priorities of "activities that benefit low- and moderate-income people, the prevention or elimination of slums or blight, or other community development activities to address an urgent threat to health or safety." More information about what this grant can be used for can be found at <http://www.orem.org/community-block-grants/>.

UDOT Safe Routes to School Program

The Utah Department of Transportation is committed to



Participants collaborating at a Neighborhood Plan Advisory Committee Meeting



Residents participating at a neighborhood open house meeting



promoting safe routes for school-aged children. Funds are available via application to facilitate children walking or biking to school. These funds may be used for infrastructure (primarily new sidewalks, but also signage, bicycle parking, and school pavement markings, etc.), education, and encouragement. More information about this program and application can be found at www.udot.utah.gov.

UDOT Transportation Alternatives Program

This program is available for projects that provide or enhance alternate transportation facilities. This could include historic preservation, recreational trails, facilities for non-drivers to safely access daily needs, environmental mitigation activities, and other improvement projects. More information can be found at www.udot.utah.gov.

Recreational Trails Program

These funds are for the construction and maintenance of trails, as well as trail-related facilities such as trailheads or restrooms. This program requires a 50/50 sponsor match which can come from sponsor cash, volunteer work, or services. These funds do not cover non-trail related items such as campgrounds or landscaping. Projects are sent to the Combined Trails Advisory Council to be approved. Once approved, the project begins and the local agency is reimbursed. More information can be found at www.stateparks.utah.gov.

Figure 8.1 serves as the benchmark for successful completion of ideas proposed in this Neighborhood Plan. “Priority” means that the specific action or objective has a higher priority.



Figure 8.1 Implementation Guide

Goal	Responsible	Ongoing	Short-term	Mid-term	Long-term	Priority
Land Use						
1. Strategically locate higher density development on major roads, such as State Street and University Parkway, where current transportation and roadway networks can provide adequate traffic solutions.	Development Services	X				X
2. Create better guidelines in the land use ordinance for buffering between commercial and residential land uses on all corridors and especially on major corridors, including implementing additional requirements on design, building height step-downs, and landscaping.	Development Services			X		X
3. Support City's goal of prohibiting zone changes within the neighborhood to maintain the single family residential character.	Development Services			X		
4. Support the City's efforts to implement affordable housing measures, such as accessory apartments, to attract and support a diverse population.	Development Services			X		
5. Support the City's efforts to acquire Hillcrest Park from the Alpine School District, if possible, and maintain as a park.	Development Services		X			
6. Maintain a safe, clean, and family-friendly neighborhood through neighborhood policing and code enforcement, yard maintenance requirements, and a focus on lowering vacancy rates.	Development Services	X				
Transportation						
1. Prioritize improvements at the following intersections: 400 East and 800 South, 800 East and 400 South, 800 East and 800 South, and 800 East and 1600 South.	Development Services				X	X
2. Implement traffic calming measures, such as raised crosswalks and pedestrian refuges, on 400 East, 800 East, 200 South, and 800 South.	Engineering				X	
3. Improve access to trails and parks and implement new walkways where needed, such as on Carterville Road north of 800 South, near or on canals, and between cul-de-sacs.	Engineering			X		
4. Support efforts to improve public transit options and access on State Street by increasing the number of bus routes and decreasing headways between stops, including implementing a BRT line.	Engineering	X				
5. Maintain transparency with the public about current and future roadway projects.	Development Services	X				
Economic Conditions						
1. Bring in new businesses that will add vitality and increase the economic base by incentivizing unique and local restaurants and businesses.	Development Services	X				



Goal	Responsible	Ongoing	Short-term	Mid-term	Long-term	Priority
2. Promote active re-use of existing development and incentivize new businesses to update or redevelop vacant buildings instead of building new structures.	Development Services	X				
3. Examine the possibility of creating additional landlord requirements for rentals to limit the number of houses that can be used as rentals to promote neighborhood stewardship and investment.	Development Services			X		
4. Actively work to increase property values by continuing to invest in high quality public infrastructure, such as public transportation.	Economic Development	X				X
5. Encourage meaningful design of businesses and high density housing to create appealing urban centers on State Street and University Parkway.	Development Services	X				X
Public Works						
1. Encourage the preservation of a certain percentage of open space with new development.	Public Works	X				
2. Encourage park programming of events and activities, such as yoga classes, farmers' markets, and puppet shows, that do not cause high noise disturbance for nearby neighbors.	Public Works			X		
3. Improve maintenance of existing parks, trails, and other amenities, such as the Hillcrest Tennis Courts and Hillcrest Park.	Public Works		X			X
4. Support the City's efforts to acquire new properties, such as the Hillcrest Elementary property, where possible, and develop into public parks and open spaces.	Development Services				X	
5. Incentivize the use of newer technology, such as water-wise irrigation controllers, soil-moisture based technologies, and central control systems, to conserve water.	Public Works	X			X	
6. Improve pedestrian crossings at the junctions of 400 South and 800 South on 800 East and look into the possibility of installing a high-intensity activated cross walk beacon.	Public Works			X		
Neighborhood Preservation						
1. Consider a rental license program or landlord occupancy requirement to better limit absentee landlords in single family residential areas.	Development Services			X		X
2. Educate residents on the Orem Help Center's resources on code enforcement to facilitate effective neighborhood policing and code enforcement.	NPU	X				
3. Plan and schedule more frequent volunteer neighborhood cleanup days for neighborhood beautification.	NPU				X	X
4. Enforce requirements for off-street parking for accessory apartments, short-term rentals, and in-home businesses to reduce street congestion.	NPU	X				X