

STONEWOOD-LAKERIDGE



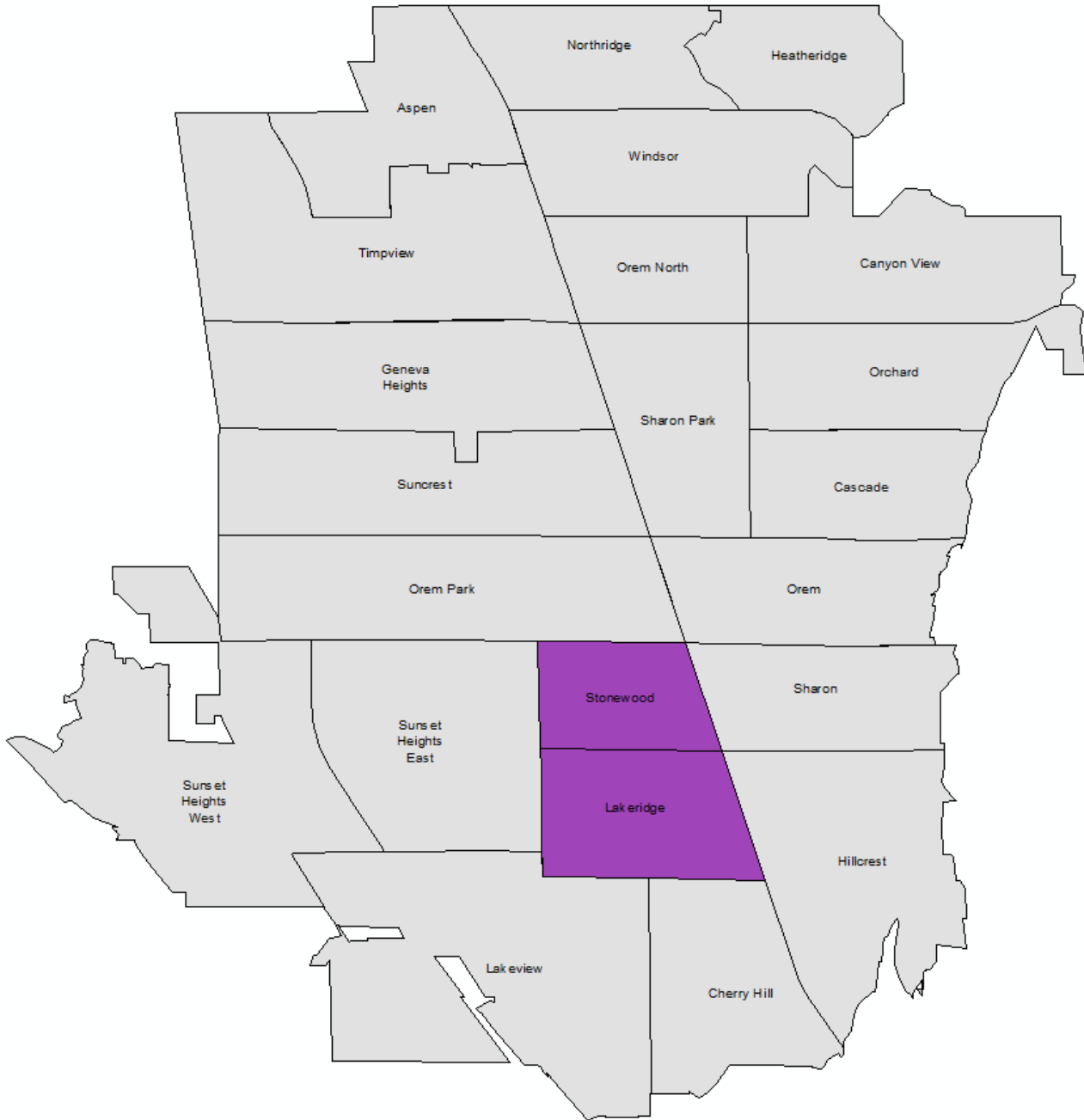
STONEWOOD-LAKERIDGE

NEIGHBORHOOD PLAN

SPRING 2019



OREM NEIGHBORHOODS



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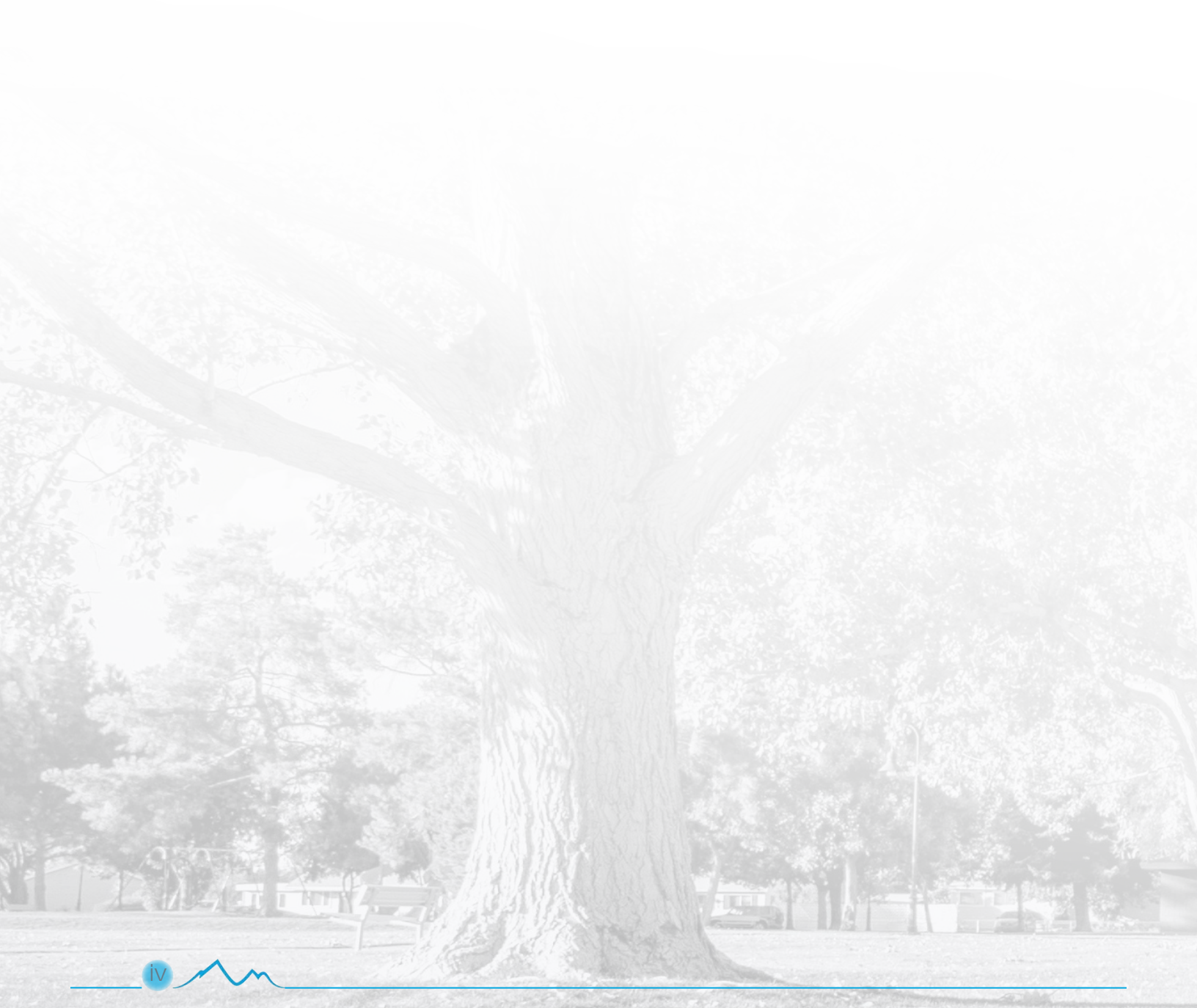


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INTRODUCTION



Vision Statement



"We support responsible development that maintains our neighborhood's inclusive, residential feel. We are dedicated to maintaining the neighborhood's safe, clean, and inviting nature and promoting the preservation of parks and open spaces. We strive to improve public transit and enhance the overall walkability of our neighborhood streets."

Stonewood and Lakeridge Neighborhood Residents



1.1 PURPOSE

The Stonewood and Lakeridge 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.

1.2 HISTORY

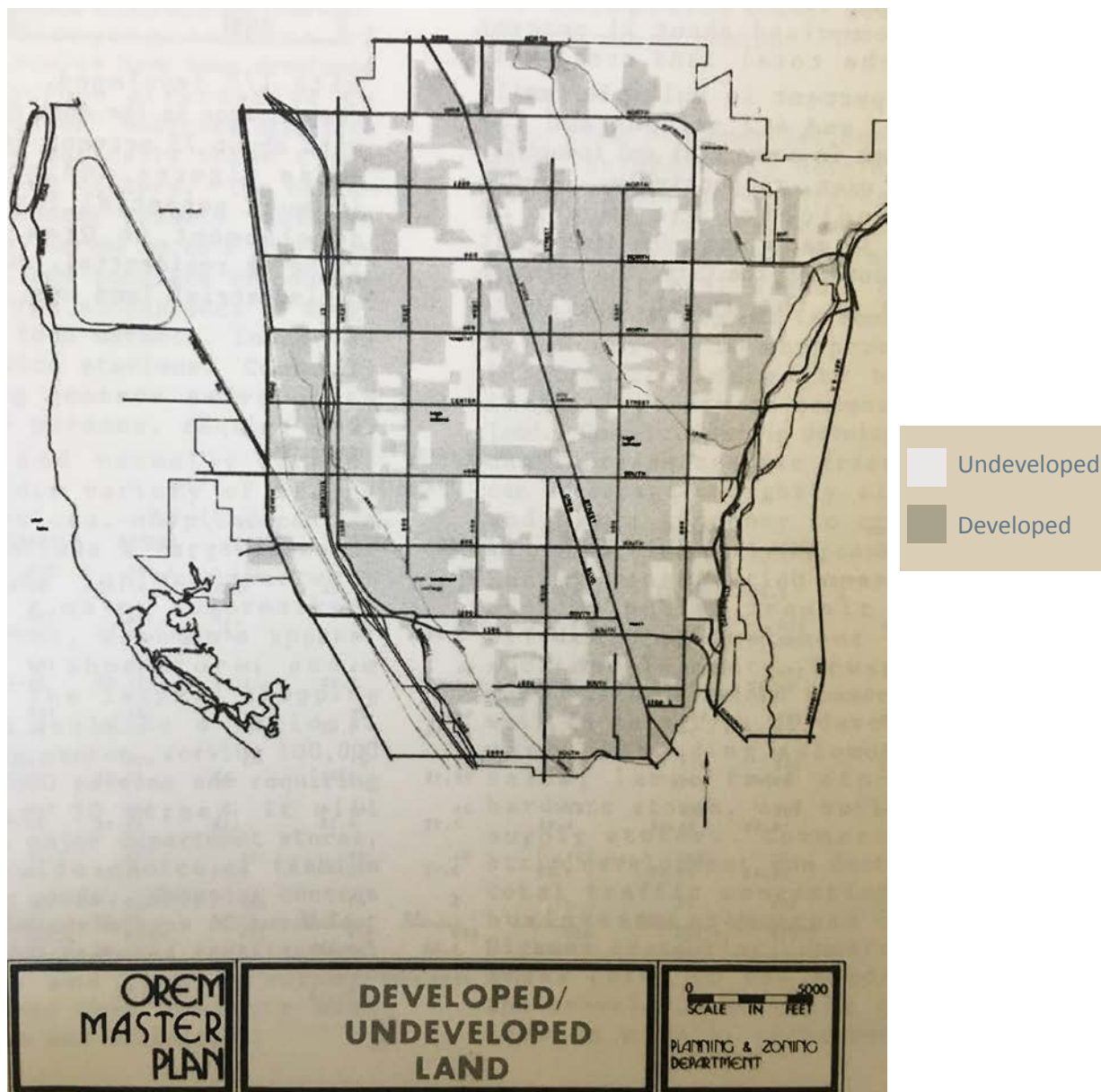
Prior to its incorporation, Orem was known as the "Provo bench," and its fertile orchards and farmlands were prime areas for growing fruit. Because of this, Provo (and its bench) became known as the Garden City of Utah.

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 other major roads. As farmland along roads was taken, farmers settled in other parts of the bench, 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.

Image of the old Spencer School, taken in 1920



Figure 1.1 Developed and Undeveloped Land in Orem in 1981



Today, the Stonewood and Lakeridge 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 Stonewood and Lakeridge 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 Stonewood and Lakeridge 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



Figure 1.2 Rural farmland along the Orem Interurban



land in the City. As can be seen, there was quite a lot of developable land available in 1981. Today, developable land is limited within the Stonewood and Lakeridge 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 spot on and hope that Orem continues to be known for its safety, cordiality, and inviting nature.

The Stonewood and Lakeridge 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 support responsible development that maintains our neighborhood's inclusive, residential feel. We are dedicated to maintaining the neighborhood's safe, clean, and inviting nature and promoting the preservation of parks and open spaces. We strive to improve public transit and enhance the overall walkability of our neighborhood streets."

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 Stonewood and Lakeridge 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

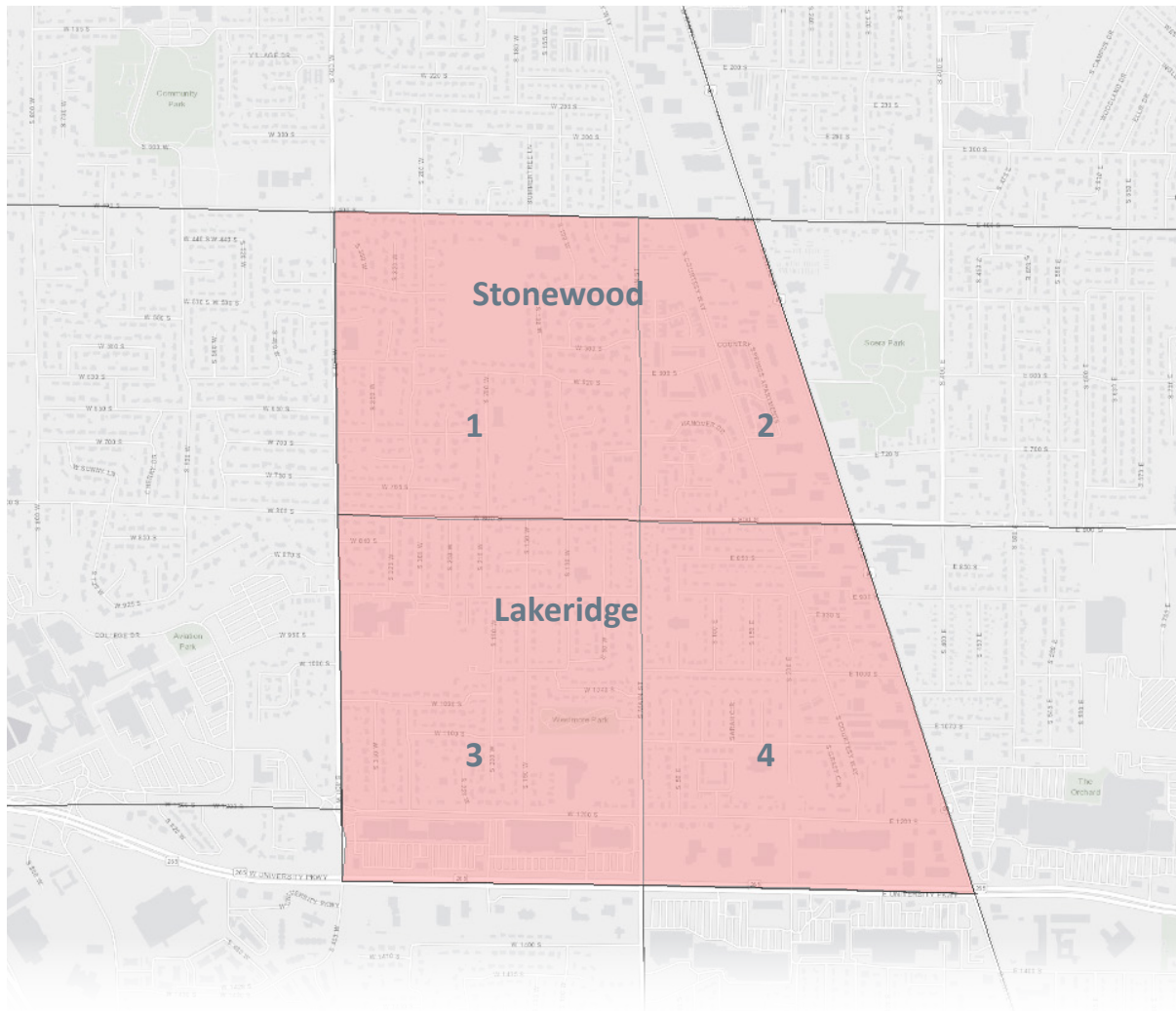
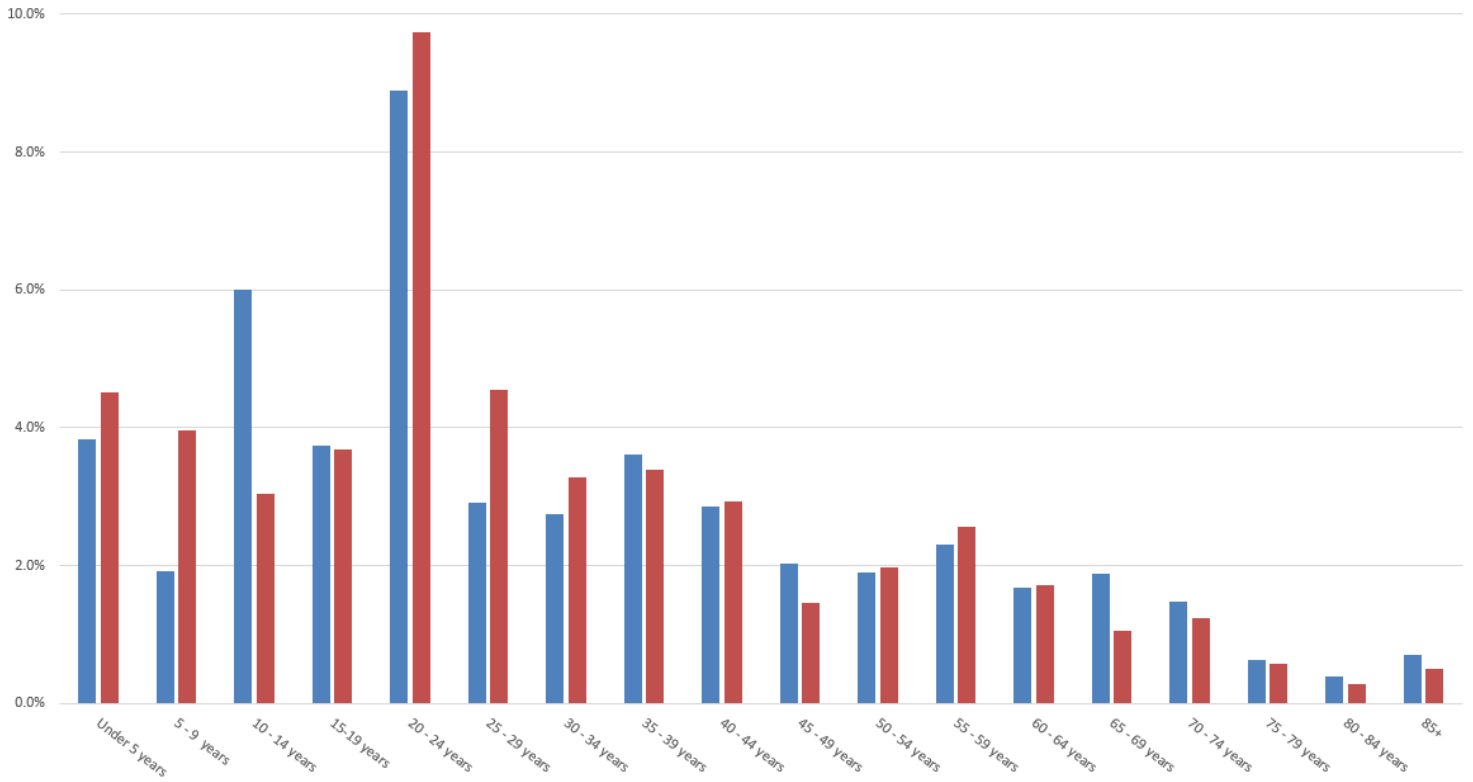


Figure 2.2 Population Characteristics



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 1-4 and their boundaries correspond nicely with the neighborhood boundaries.

2.2 POPULATION

Figure 2.2 displays population characteristics for Stonewood and Lakeridge on the basis of age and sex. The total population for the neighborhood is 9,982, 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 9.7% of the total population followed by those aged 25-29 years old at 4.6%. This shows that students and recent graduates make up a significant portion of the neighborhoods. The percentage of population under the age 20 is 15.2%, which is consistent with the population trends seen in Utah County of large percentages of young populations.

Figure 2.3 displays population characteristics for Stonewood and Lakeridge on the basis of race and ethnicity. The majority of the population is white (88%), 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 12%.

Figure 2.4 displays the range of median household incomes seen in Stonewood and Lakeridge. As is evident, there is a range in median household incomes within the neighborhood with incomes ranging 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, encompassing over 15% of the Stonewood and Lakeridge population.

Table 2.1 Population Characteristics

	Male	Female	Total	Percent of Total
Under 5 years	451	382	833	4.5%
5 - 9 years	395	192	587	4.0%
10 - 14 years	304	599	903	3.0%
15 - 19 years	367	373	740	3.7%
20 - 24 years	972	887	1859	9.7%
25 - 29 years	455	290	745	4.6%
30 - 34 years	327	274	601	3.3%
35 - 39 years	339	361	700	3.4%
40 - 44 years	292	286	578	2.9%
45 - 49 years	145	203	348	1.5%
50 - 54 years	198	190	388	2.0%
55 - 59 years	256	230	486	2.6%
60 - 64 years	172	167	339	1.7%
65 - 69 years	106	187	293	1.1%
70 - 74 years	124	147	271	1.2%
75 - 79 year	57	63	121	0.6%
80 +	79	111	190	0.8%

Figure 2.3 Population Characteristics - Race and Ethnicity

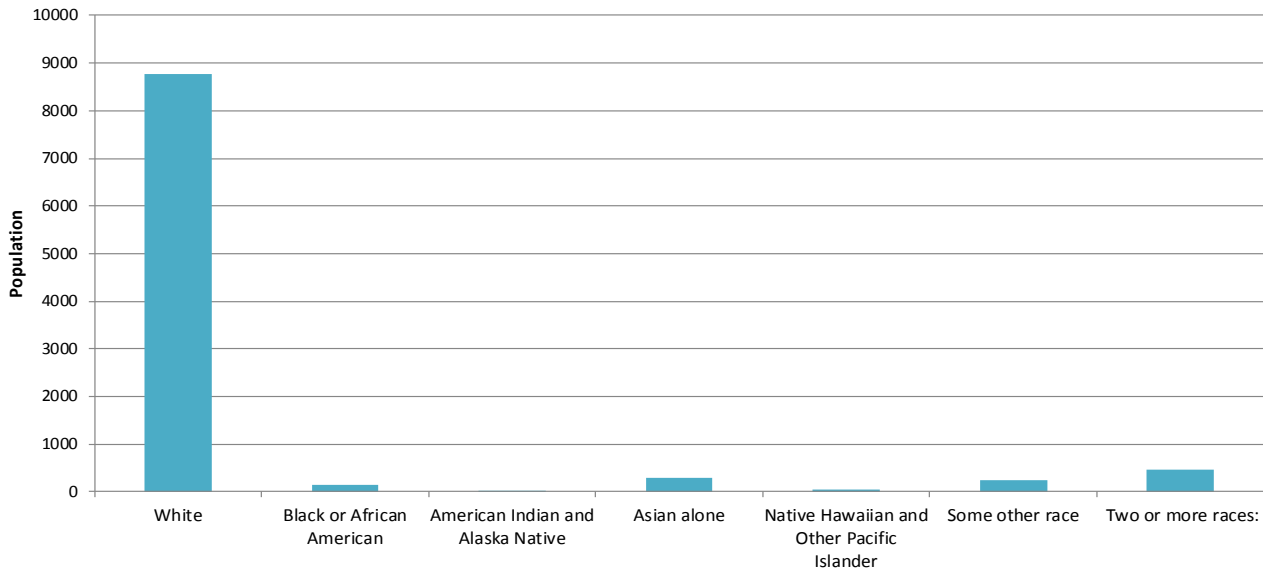
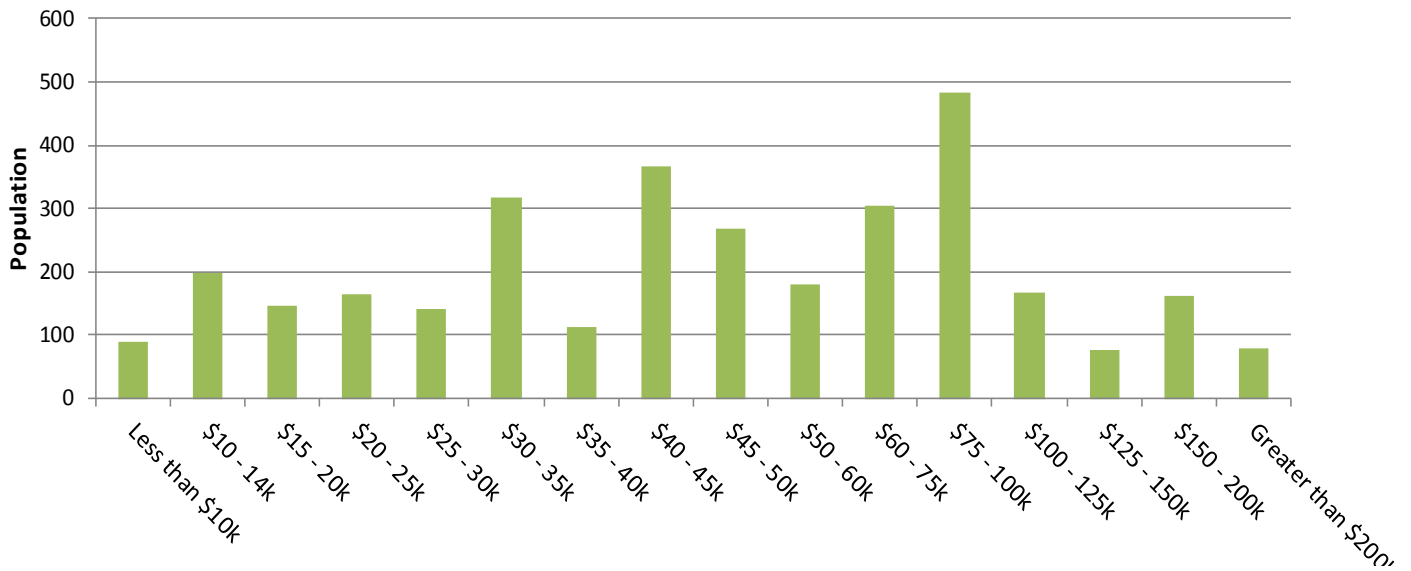


Figure 2.4 Population Characteristics - Median Household Income



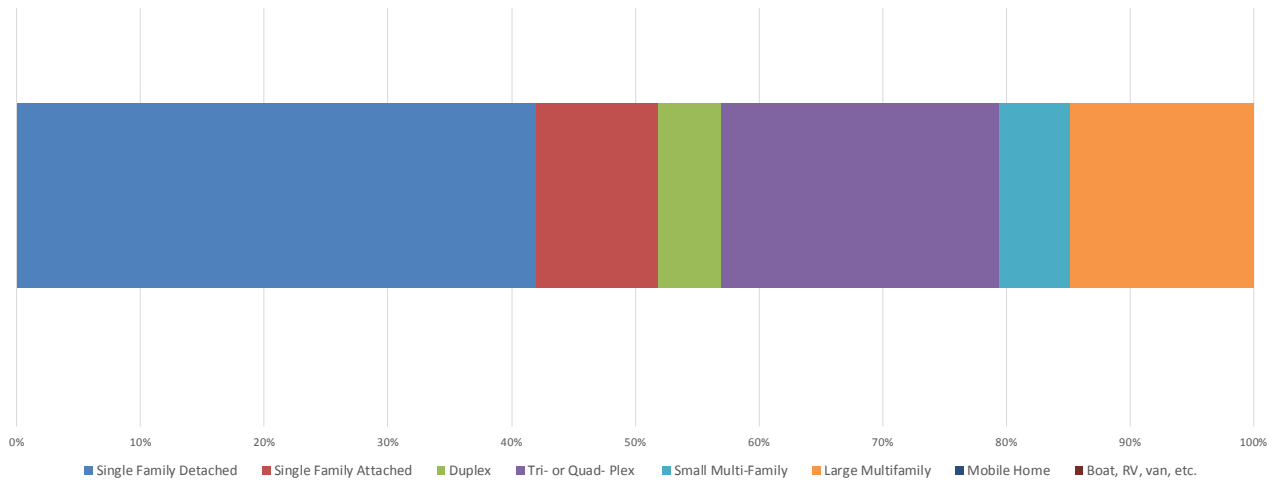
2.2 HOUSING

There are an estimated 3,367 housing units in Stonewood and Lakeridge. **Figure 2.5**, on the following page, displays the housing characteristics in the neighborhood in terms of

housing typology. The majority of houses in the neighborhood are single family detached (42%), followed by tri- or quad-plex (23%) and large multi-family (15%). This points to the recent focus on high-



Figure 2.5 Housing Typology



density development in the neighborhood on the major thoroughfares.

Figure 2.6 displays housing characteristics in the neighborhood in terms of occupancy rates. As would be expected with the Stonewood and Lakeridge neighborhoods being such popular areas to live, the vacancy rate is very low with 3% vacancy and 97% occupancy. 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 in terms of tenure – i.e. owner vs. renter occupied. Properties in Stonewood and Lakeridge are predominantly renter occupied (59%) vs. owner occupied (41%). These ratios are slightly reversed from the Orem and Utah County norm with a much higher percentage of renters.

Figure 2.6 Housing Occupancy

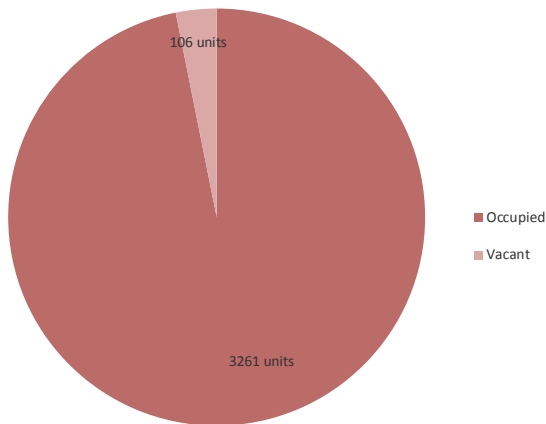


Figure 2.7 Housing Tenure

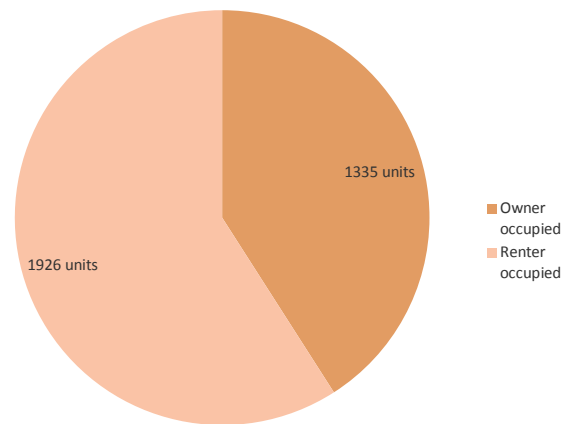


Figure 2.8 Housing Year Built

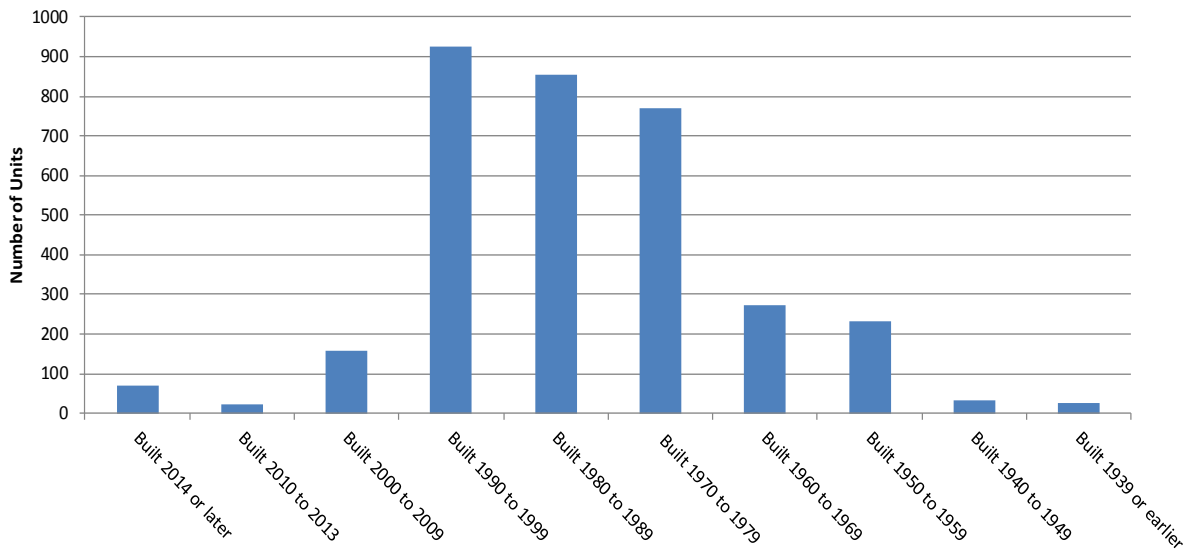
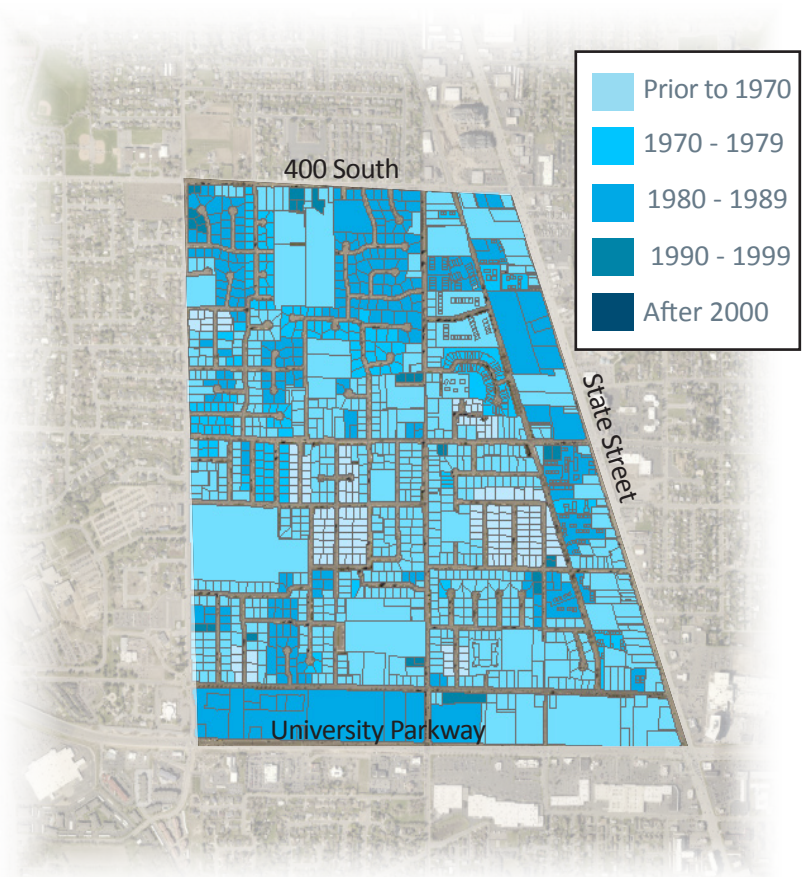


Figure 2.8 displays housing characteristics in the neighborhood in terms of the year houses were built. The majority of houses in Stonewood and Lakeridge were built between 1990 and 2000, but the neighborhood does contain a considerable number of houses that were built as early as 1940 and as late as 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. Work with Utah Valley University to limit expansion into the neighborhoods by encouraging upwards growth instead of outwards growth.
2. Support the City's goal of prohibiting zone changes in single family residential areas and only build high density housing in the State Street Districts, west of I-15, and on the current Utah Valley University campus.
3. Create better guidelines in the land use ordinance for buffer zones between commercial and residential land uses on all corridors, but especially on State Street, University Parkway, and areas near Utah Valley University, including implementing additional requirements on design, building height step downs, and landscaping.
4. Maintain a safe, clean, and family-friendly neighborhood through neighborhood policing, code enforcement, and yard maintenance requirements.
5. Support the preservation of green space as remaining areas develop.



3.1 CURRENT LAND USE

The Stonewood and Lakeridge 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 Stonewood and Lakeridge 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) and between 400 South and 800 South on State Street

("The Arts 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 well-managed development that fits with the City's goals.

A fair amount of the residential development in the neighborhoods was built prior to 1980 (see **Figures 2.8-9**). 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 State Street.

Figure 3.1 Current Land Use

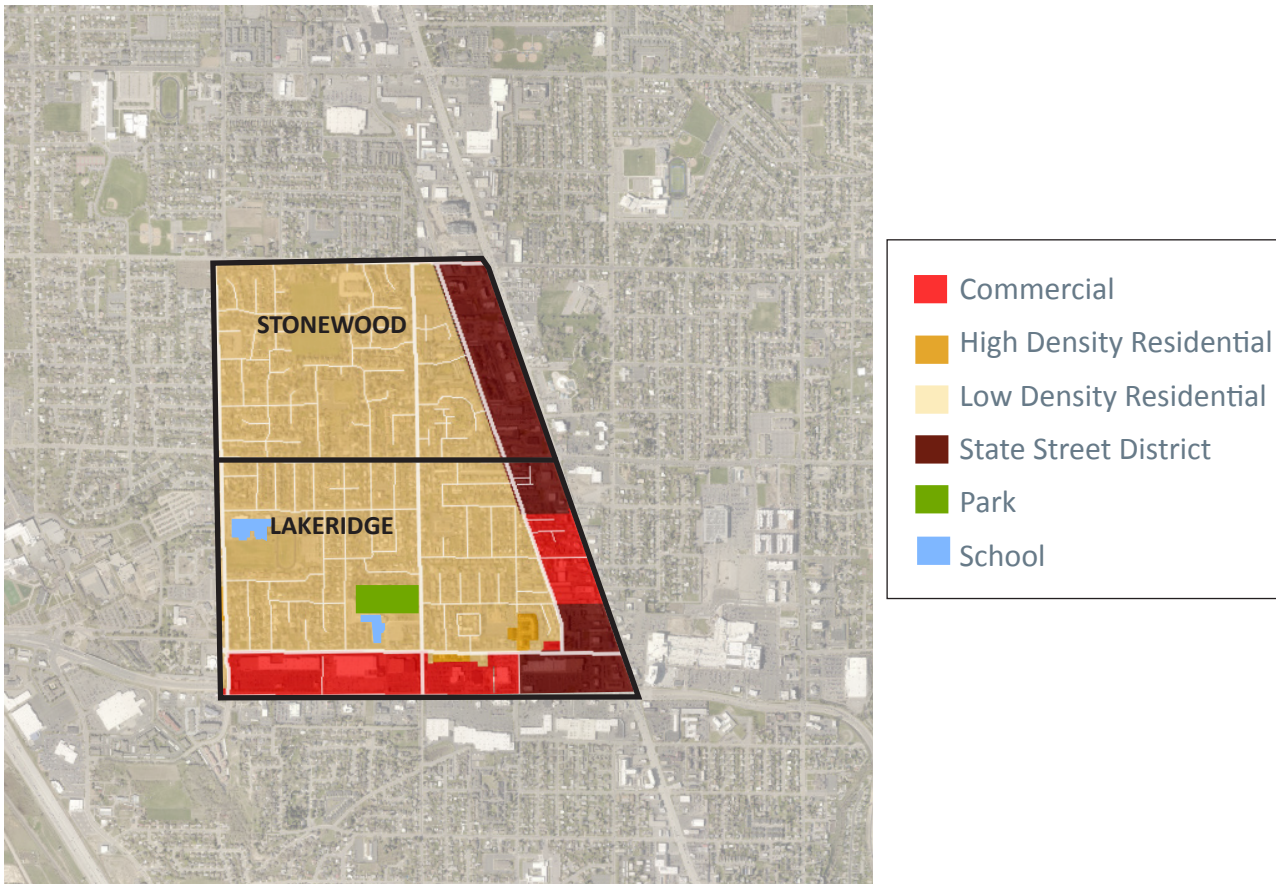
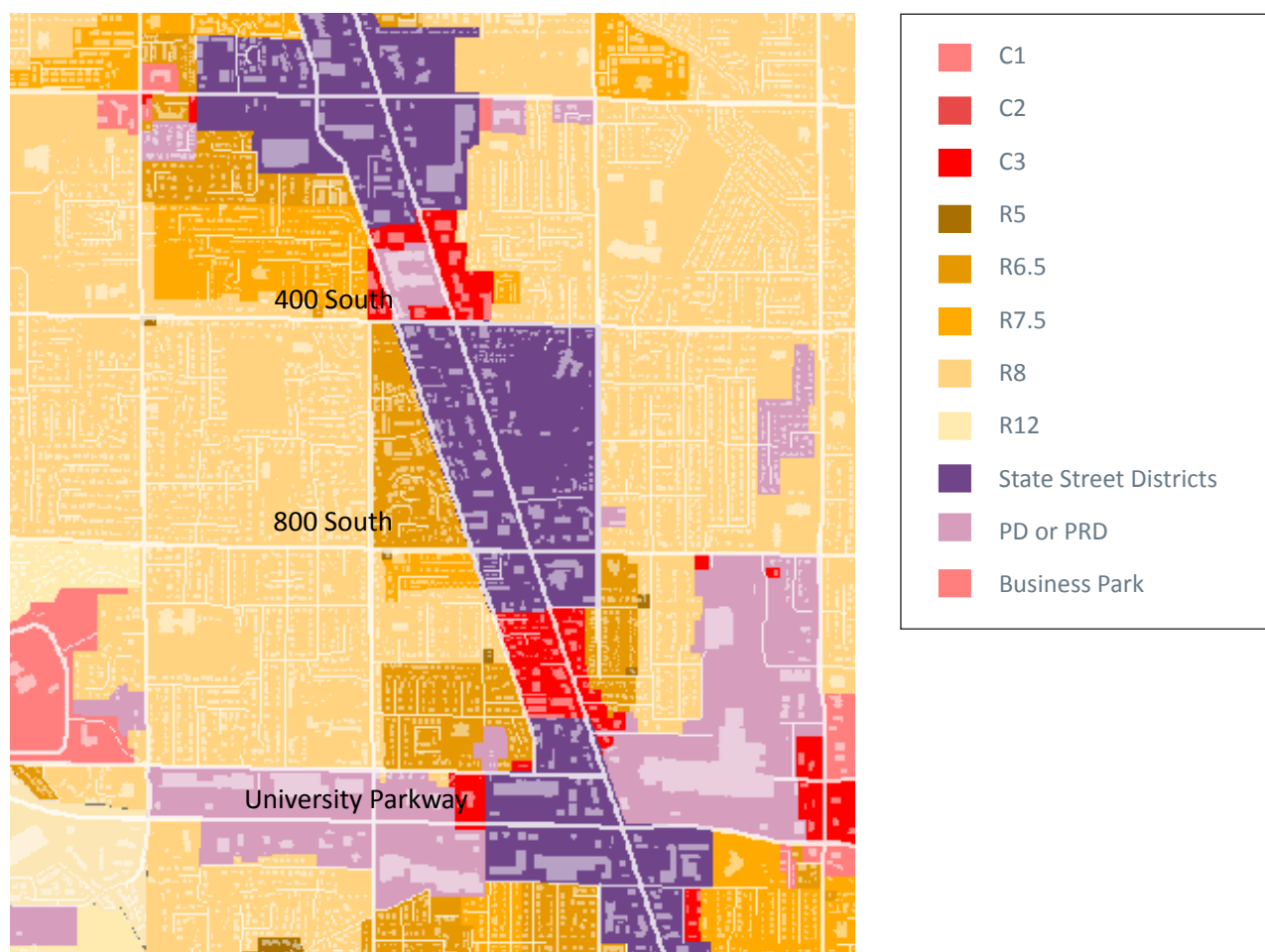


Figure 3.2 Current zoning



3.2 CURRENT ZONING

The Stonewood and Lakeridge 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 land

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.



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 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.
- R6.5 - The R6.5 zone was established to promote medium density residential uses with minimum lot sizes from 6,500 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.



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 Stonewood and Lakeridge neighborhoods. These goals include:

- Utilizing low density residential zones and single-family homes as the backbone of housing stock.
- 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 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 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 uses such as small-scale medical

Figure 3.5 State Street Master Plan Canyon Crossing and City Center Districts

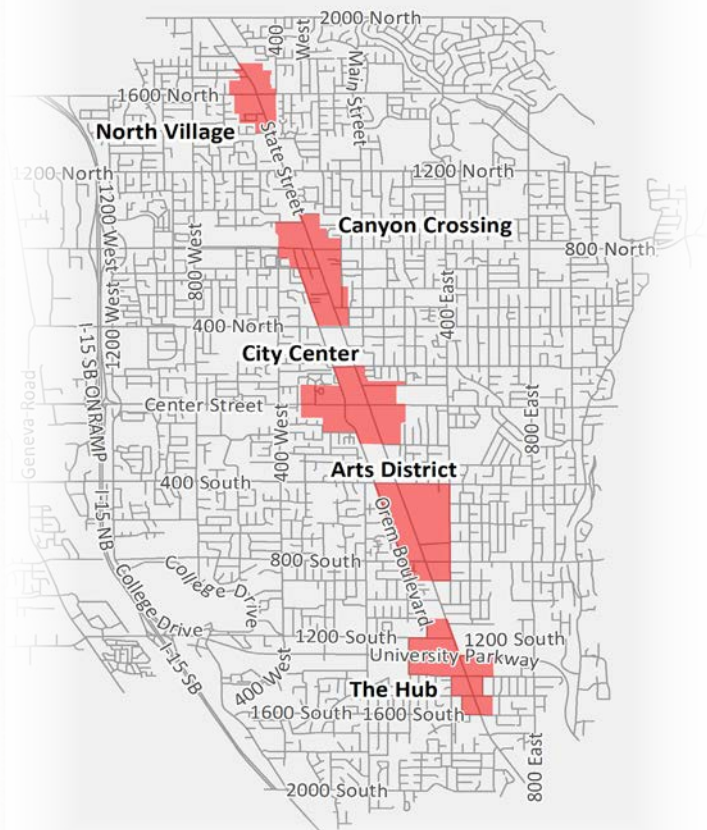
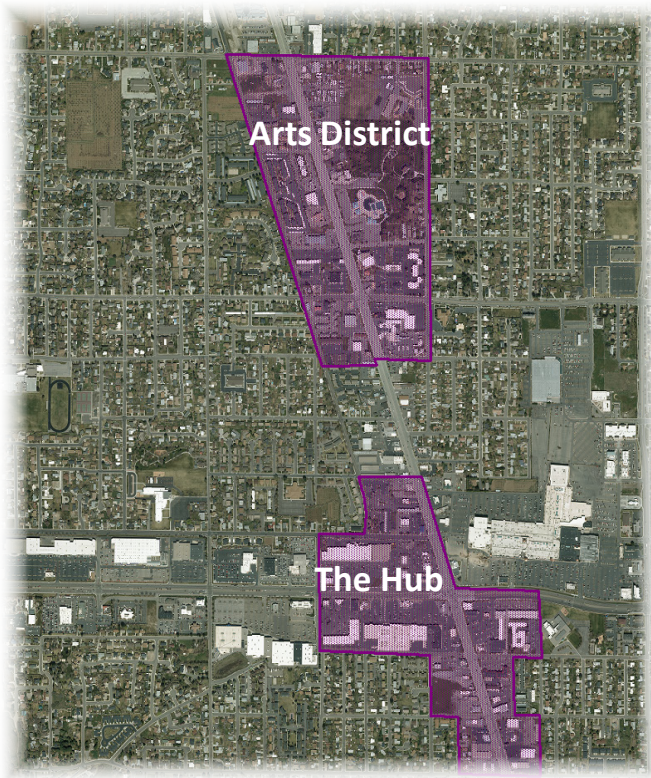
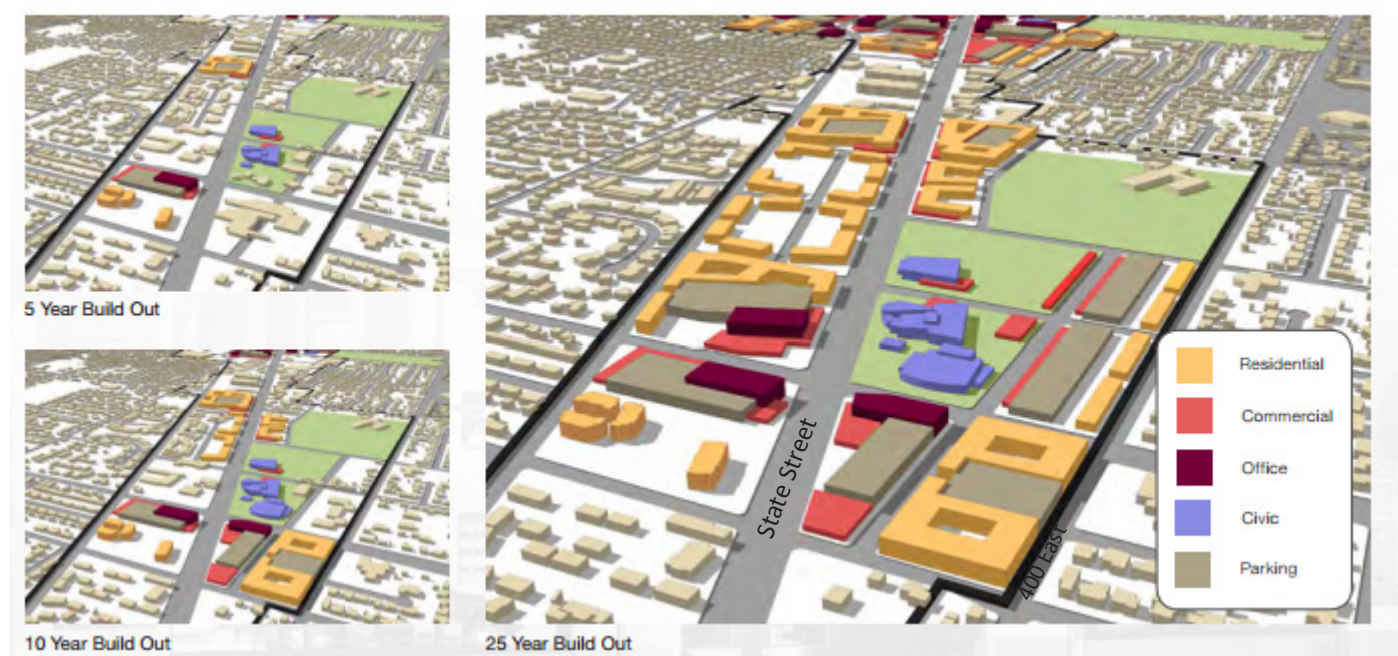


Figure 3.6 State Street Master Plan Arts District Hypothetical Growth



or professional office space.

- Appropriately buffer 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 while preserving the character of single family neighborhoods wherever possible.

3.4 Goals

The major goals of the Stonewood and Lakeridge neighborhoods related to land use are:

1. Work with Utah Valley University to limit expansion into the neighborhoods by encouraging upwards growth instead of outwards growth.
2. Support the City's goal of prohibiting zone changes in single family residential areas and only build high

density housing in the State Street Districts, west of I-15, and on the current Utah Valley University campus.

3. Create better guidelines in the land use ordinance for buffer zones between commercial and residential land uses on all corridors, but especially on State Street, University Parkway, and areas near Utah Valley University, including implementing additional requirements on design, building height step downs, and landscaping.
4. Maintain a safe, clean, and family friendly neighborhood through neighborhood policing, code enforcement, and yard maintenance requirements.
5. Support the preservation of green space as remaining areas develop.



TRANSPORTATION

4

Goals

1. Perform a study on 400 South and 400 West to determine if bike lanes are necessary or if the extra space could be better used as a center turn lane.
2. Implement safe pedestrian crosswalks at busy intersections and schools, such as at the Lakeridge Junior High School at 300 West and 800 South.
3. Explore and develop transportation alternatives on 400 West and 800 South to accommodate future increases in traffic, including implementation of new bus routes.
4. Implement traffic calming measures, such as raised crosswalks and pedestrian refuges, on 800 South, 400 South, and 400 West.
5. Explore the possibility of creating bike routes on quieter streets, such as cul-de-sacs, to increase bicyclist safety and connectivity of routes.



4.1 EXISTING NETWORK

As with other parts of Orem, the Stonewood and Lakeridge 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, 800 South, 1200 South, Orem Boulevard, and Main Sreet serve as minor arterials. 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**

Figure 4.1 Roadway Classifications

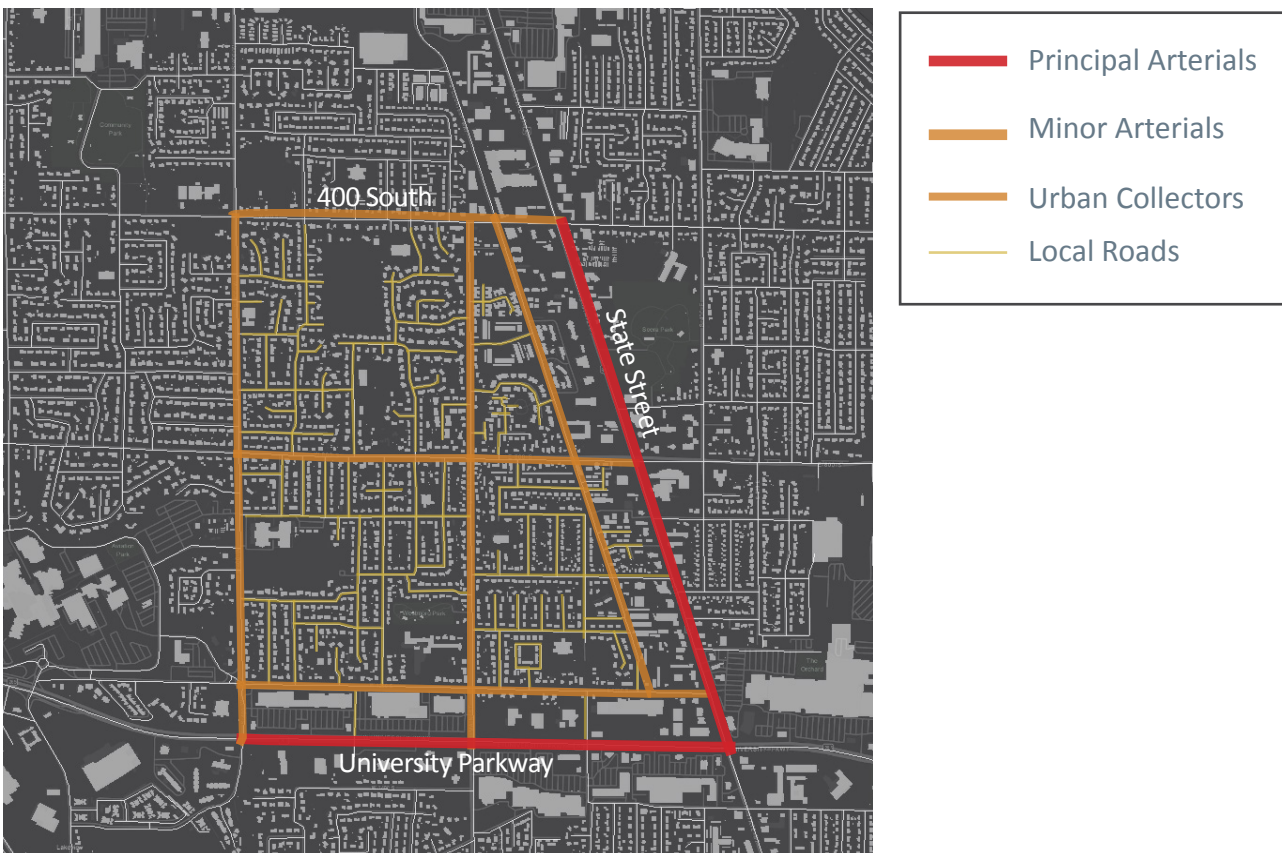
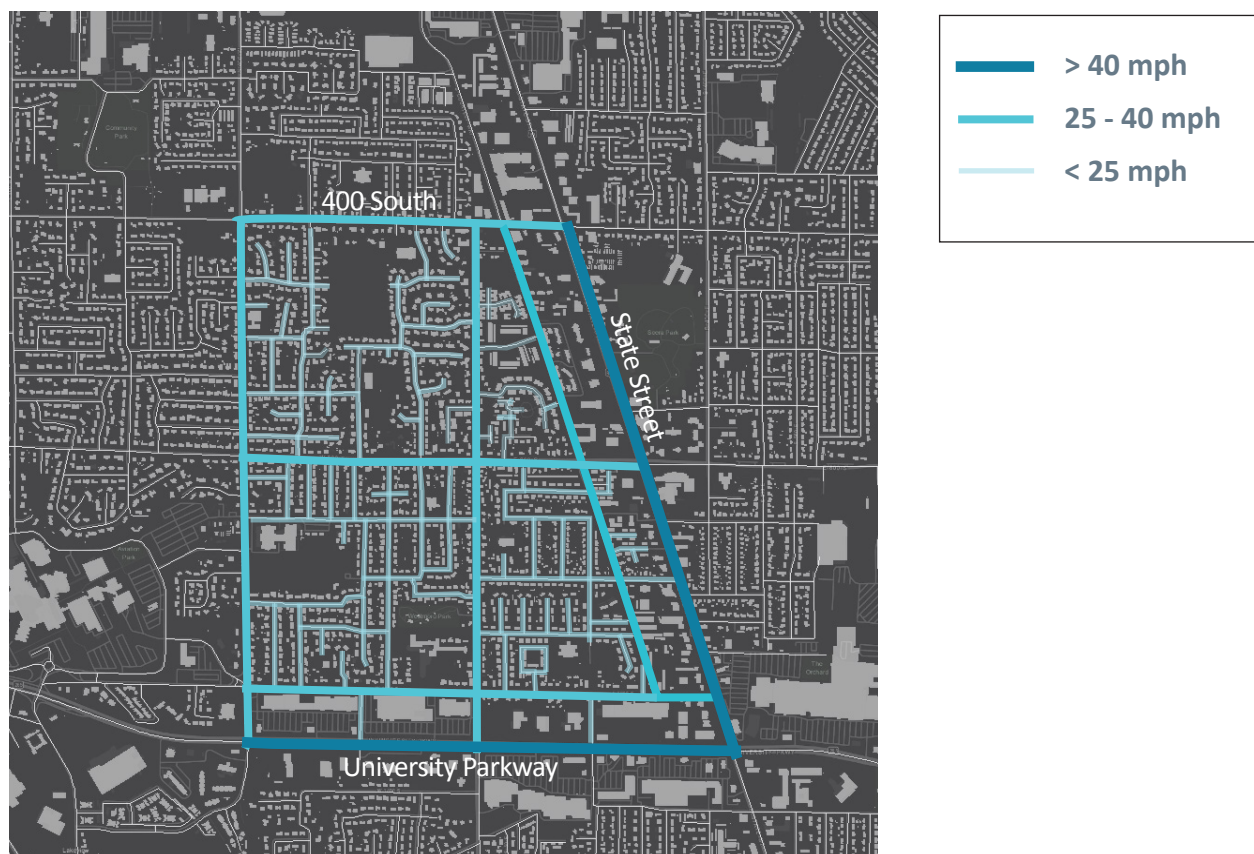


Figure 4.2 Roadway Speed Limits



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.

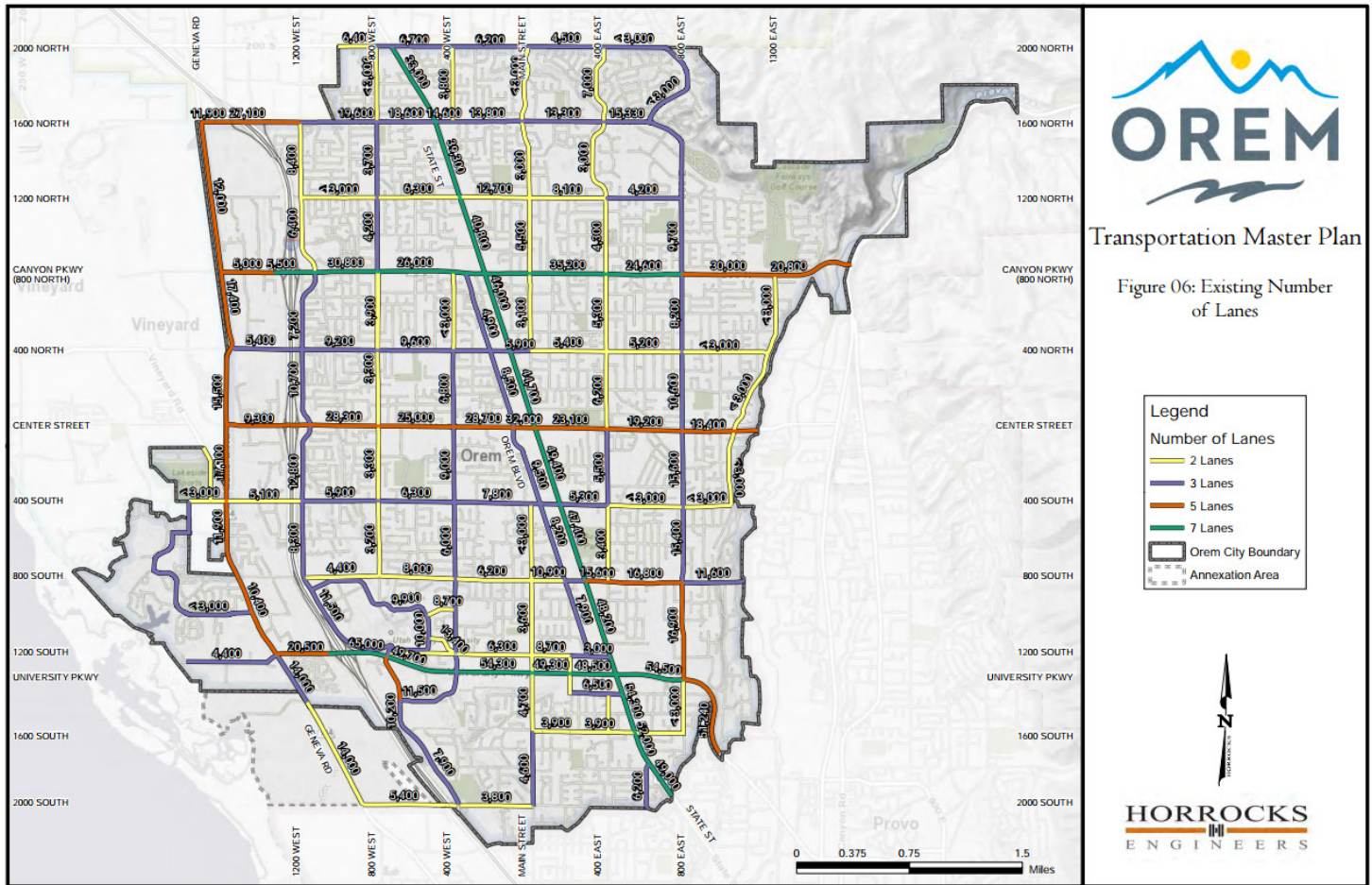
The amount of traffic volume on a roadway on a given day is known as the Annual Average Daily Traffic (AADT). The AADT for the major roadways in the neighborhoods can be seen on Figure 4.3. Corresponding with the functional classifications, arterials and urban collectors are shown to have higher AADT 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.

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



Figure 4.3 Annual Average Daily Traffic Counts, 2015



OREM
Transportation Master Plan

Figure 06: Existing Number of Lanes

Legend

Number of Lanes

- 2 Lanes
- 3 Lanes
- 5 Lanes
- 7 Lanes

Orem City Boundary

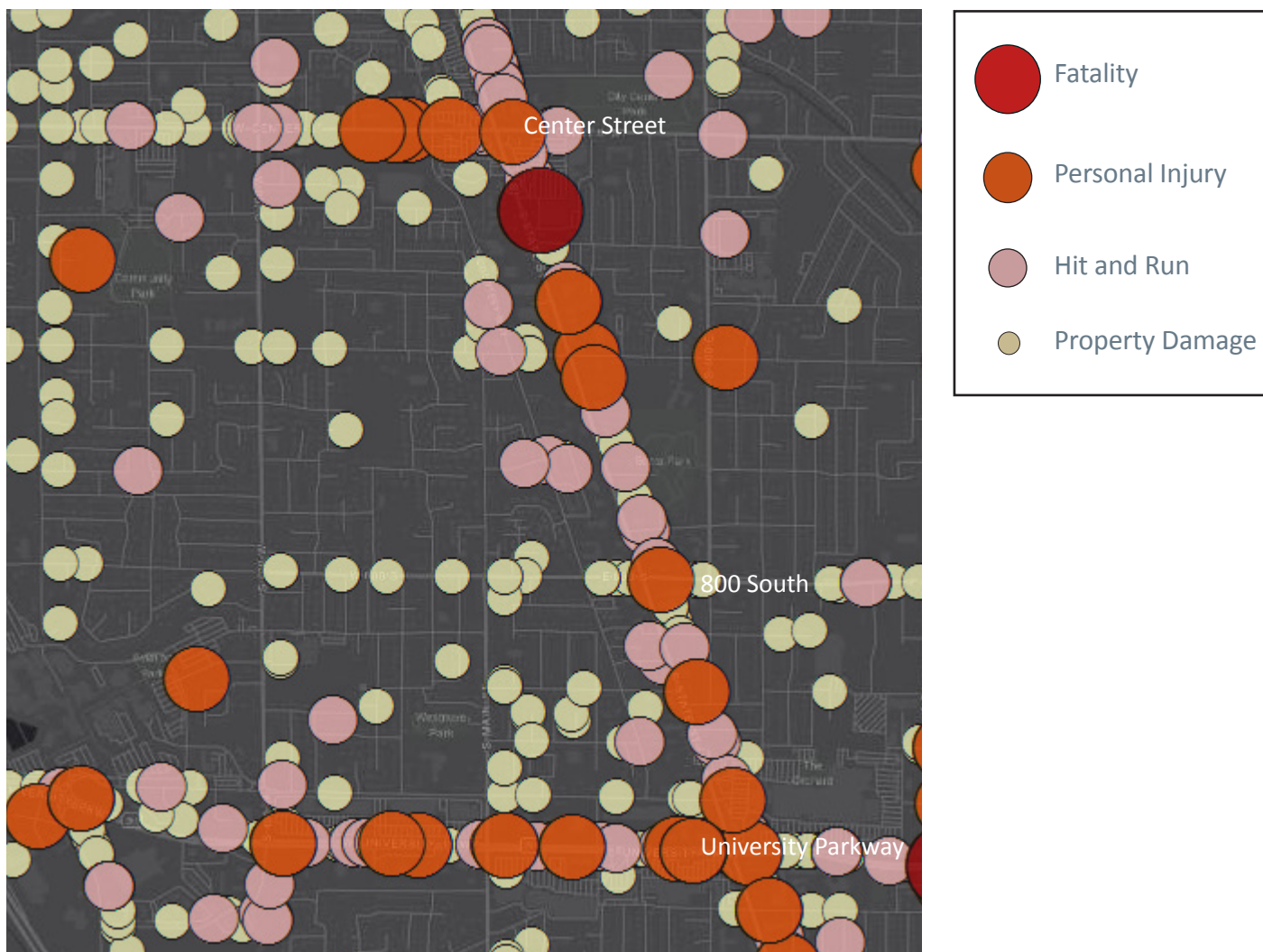
Annexation Area

HORROCKS
ENGINEERS

associated with the neighborhoods, there were a total of 655 accidents in 2015; 559 classified as property damage accidents, 76 classified as hit and run, and 20 classified as personal injury accidents, and one fatality. Of this total, roughly 55% occurred on University Parkway, 36% occurred on State Street, 3% occurred on 800 South, 3% occurred on 400 West, and only 3% 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 several 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.



Transportation Master Plan 2015

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.

4.3 BICYCLES & PEDESTRIANS

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

in the neighborhoods. As the map indicates, the existing bicycle and pedestrian network is somewhat limited, with bike lanes only on 800 East and University Parkway. There are plans for this network to be expanded, with bike lanes proposed for Center Street, 400 South, 800 South, 400 East, and 800 East, as well as for many of the other arterials in the neighborhood. As this expansion occurs, residents expressed the desire for improvements to be high quality and safe. More than just paint on the road, residents want to see traffic calming improvements that make bicyclists and pedestrians feel invited and safe, such as bike lane buffering and landscaping.

Figure 4.5 Street Connection Master Plan

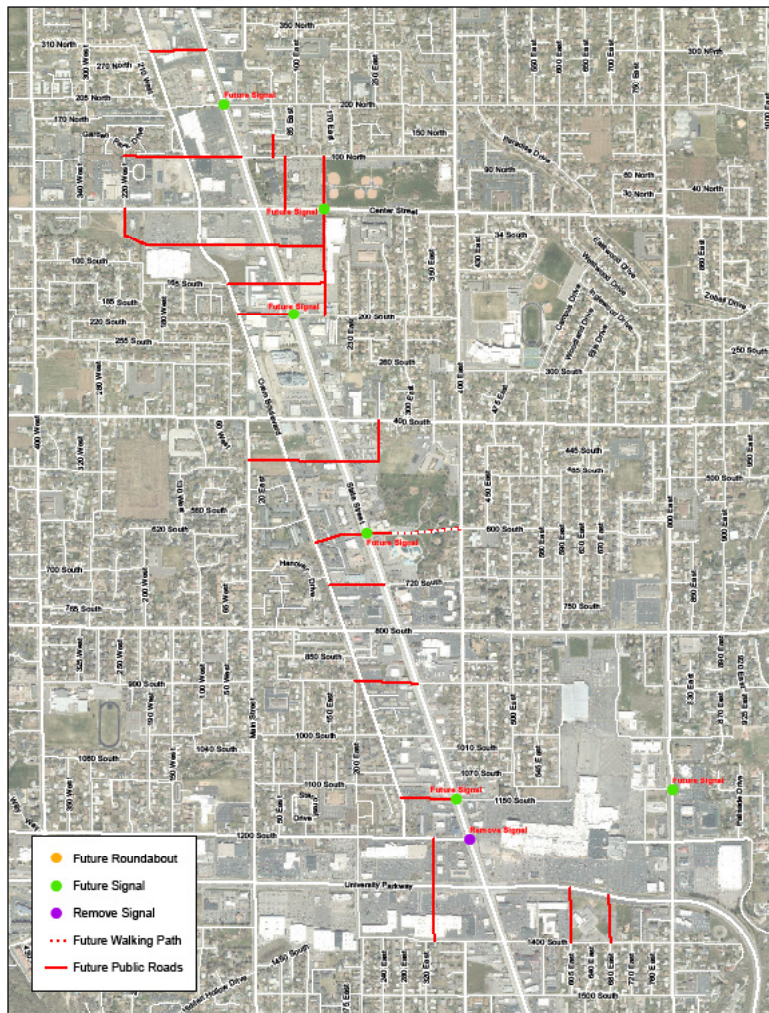
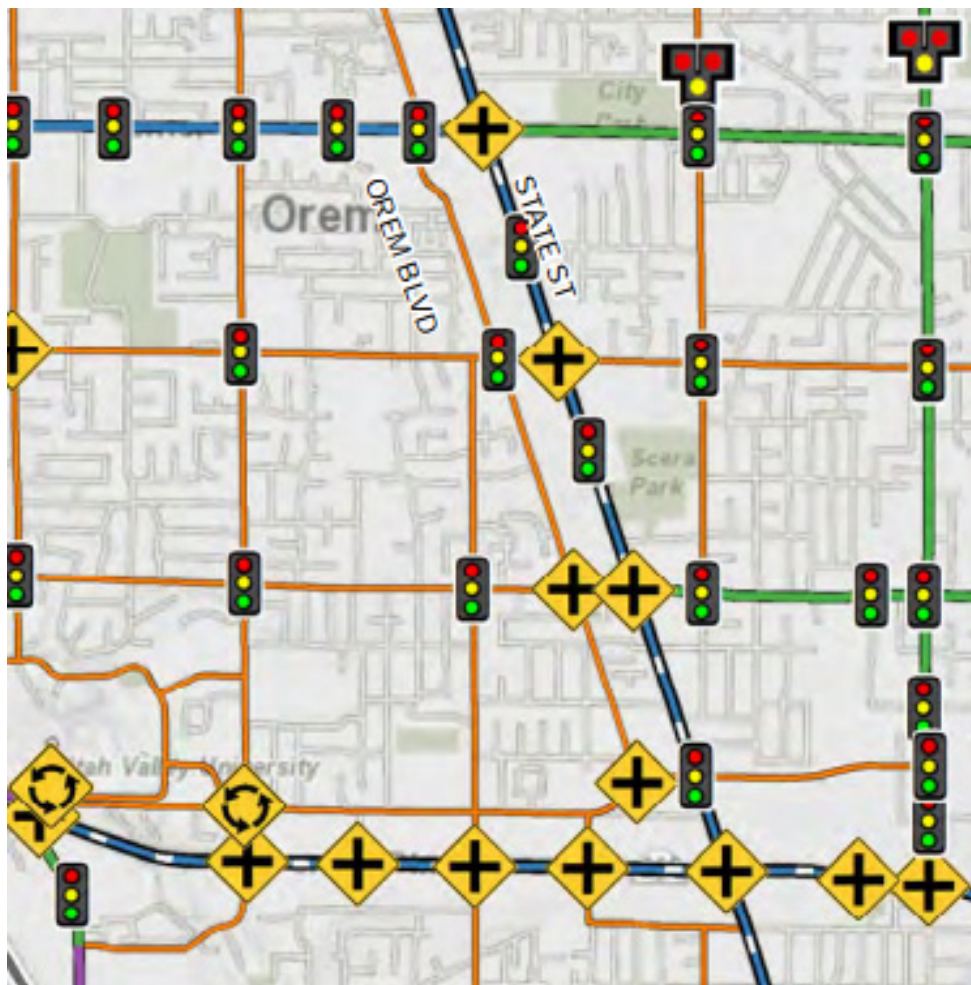
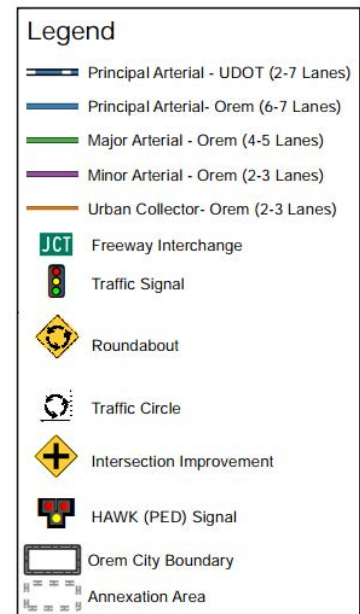


Figure 4.6 Transportation Master Plan 2040 Proposed Roadway Network



Transportation Master Plan

Figure 26: 2040 Proposed Roadway Network



4.4 Goals

The major goals of the Stonewood and Lakeridge neighborhoods related to transportation are:

1. Perform a study on 400 South and 400 West to determine if bike lanes are necessary or if the extra space could be better used as a center turn lane.
2. Implement safe pedestrian crosswalks at busy intersections and schools, such as at the Lakeridge Junior High School at 300 West and 800 South.
3. Explore and develop transportation alternatives

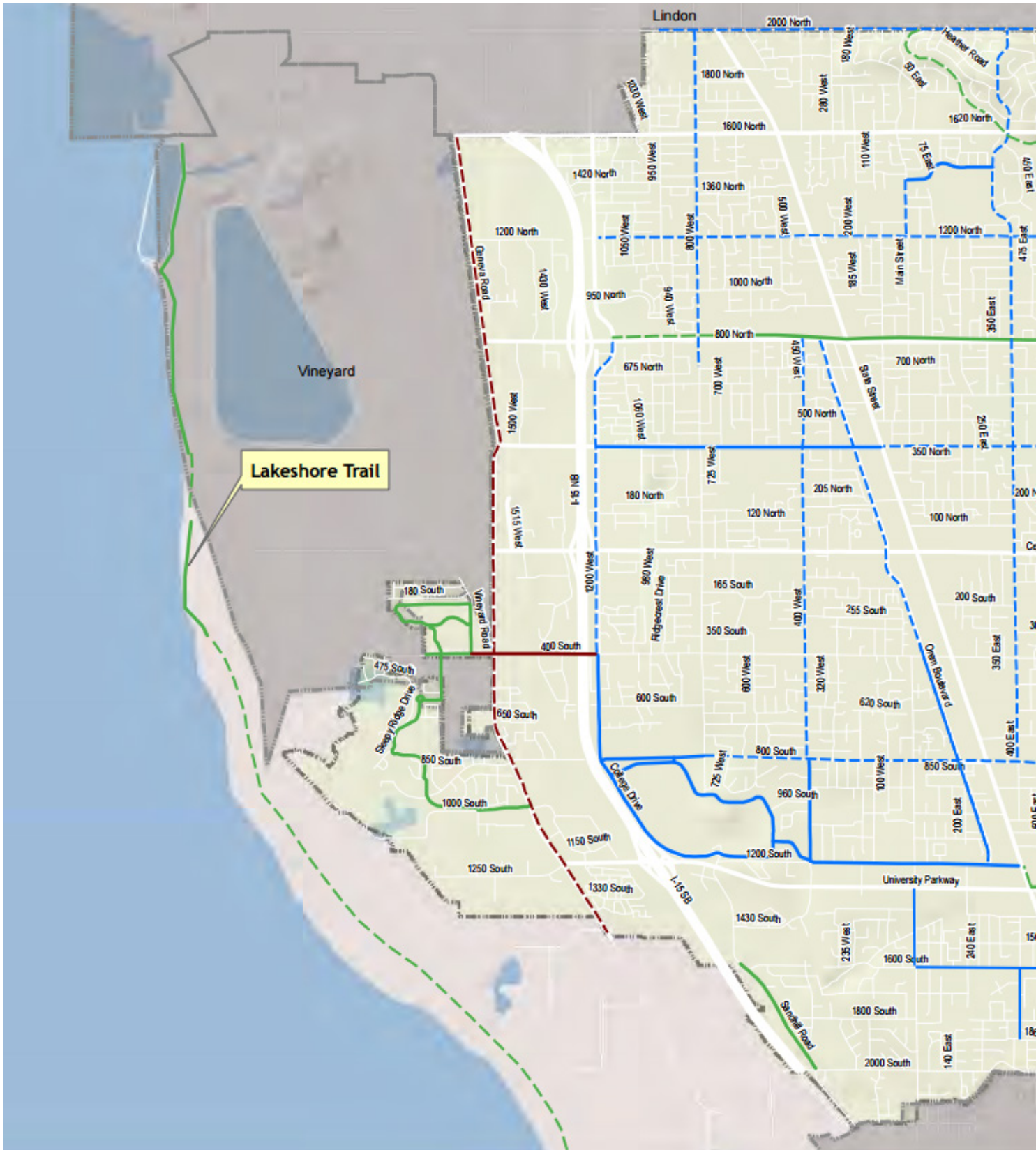
on 400 West and 800 South to accommodate future increases in traffic, including implementation of new bus routes.

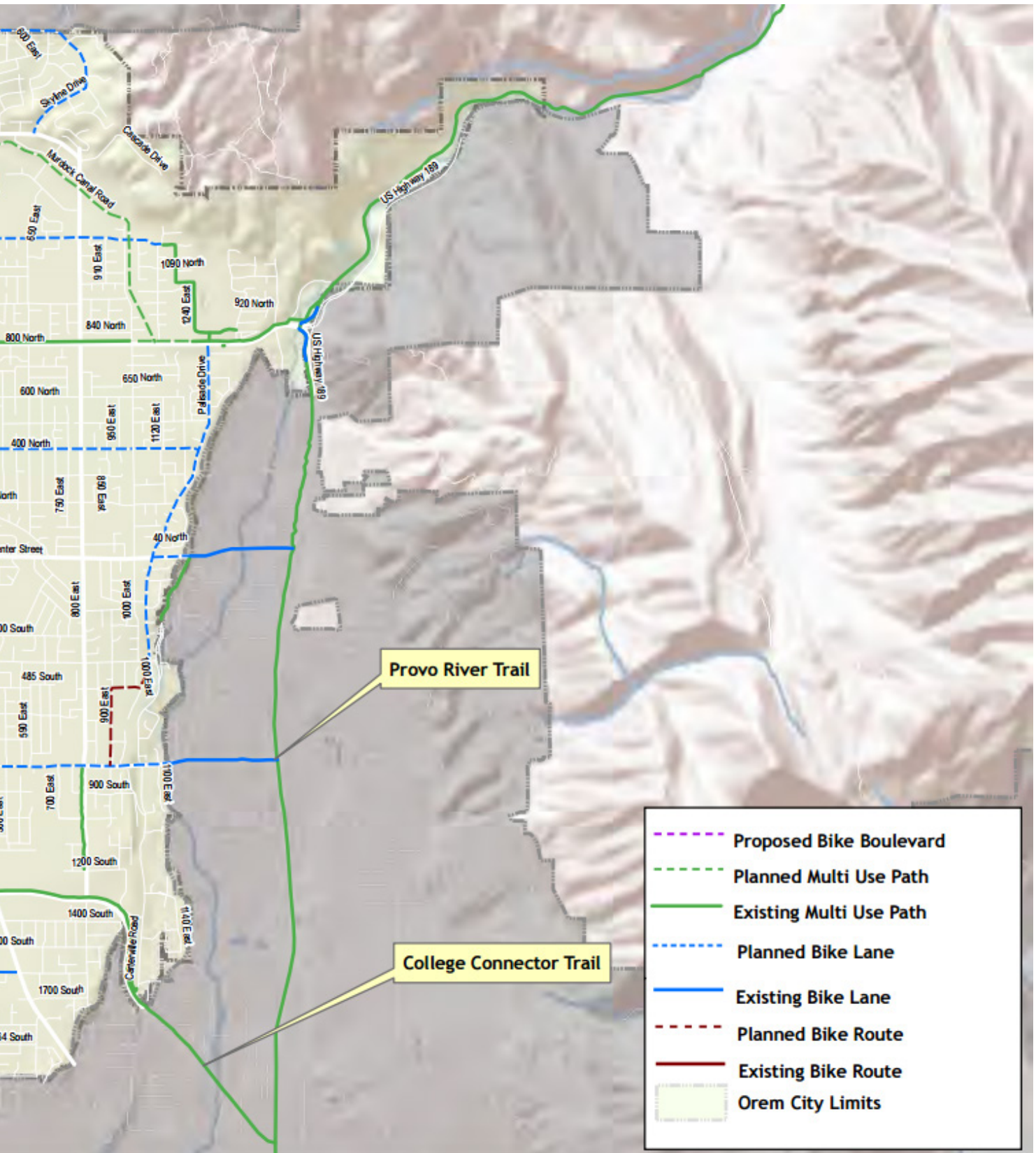
4. Implement traffic calming measures, such as raised crosswalks and pedestrian refuges, on 800 South, 400 South, and 400 West.

5. Explore the possibility of creating bike routes on quieter streets, such as cul-de-sacs, to increase bicyclist safety and connectivity of routes.



Figure 4.7 Bicycle and Pedestrian Plans







ECONOMICS

5

Goals

1. Continue to support the State Street Corridor Master Plan and encourage cohesive development along State Street.
2. Bring in new businesses that support the City's beautification platform by incentivizing certain design standards and maintenance requirements.
3. Encourage meaningful design of businesses and high density housing to create appealing urban centers on State Street and University Parkway.
4. Continue the practice of cultivating start-up companies to attract local businesses and provide education on the resources available.
5. Revitalize outdated commercial areas, such as the old Rite Aid property, through improvement of curb appeal and streetscape amenities, addition of street trees and landscaping, and promotion of pedestrian friendly commercial areas.



5.1 PROPERTY VALUES

State law mandates that all property is subject to taxation unless otherwise exempted. Your 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

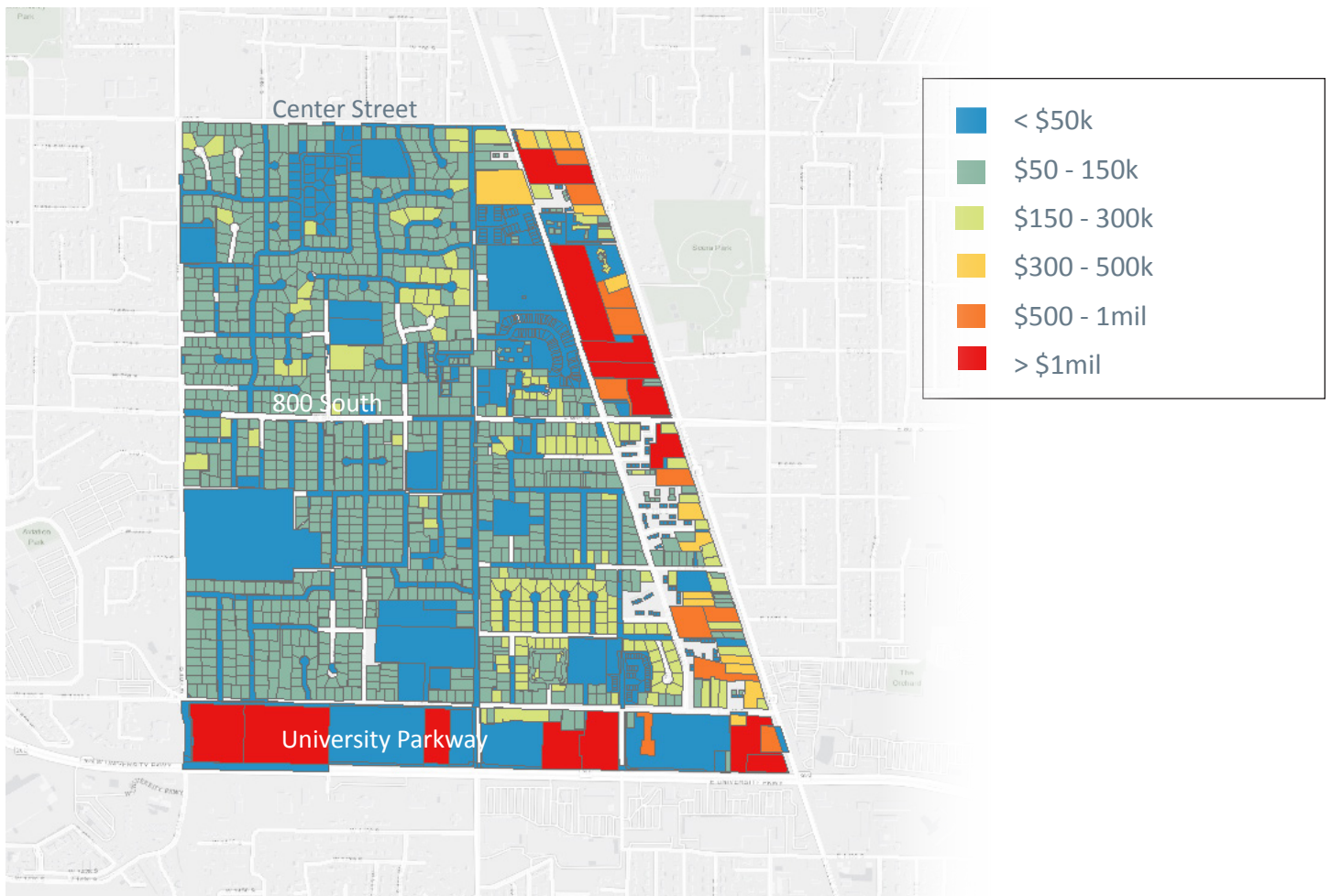
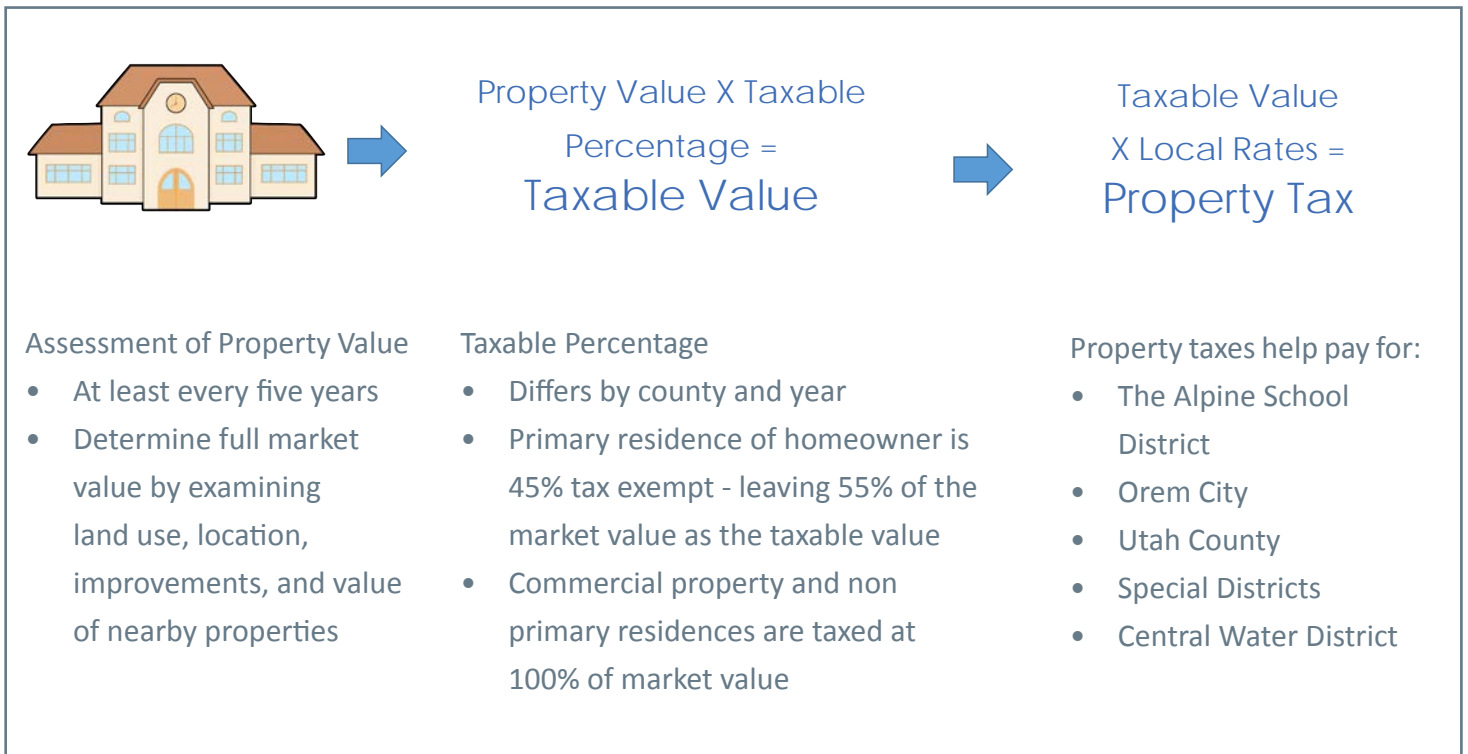


Figure 5.2 Property Tax Valuation



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

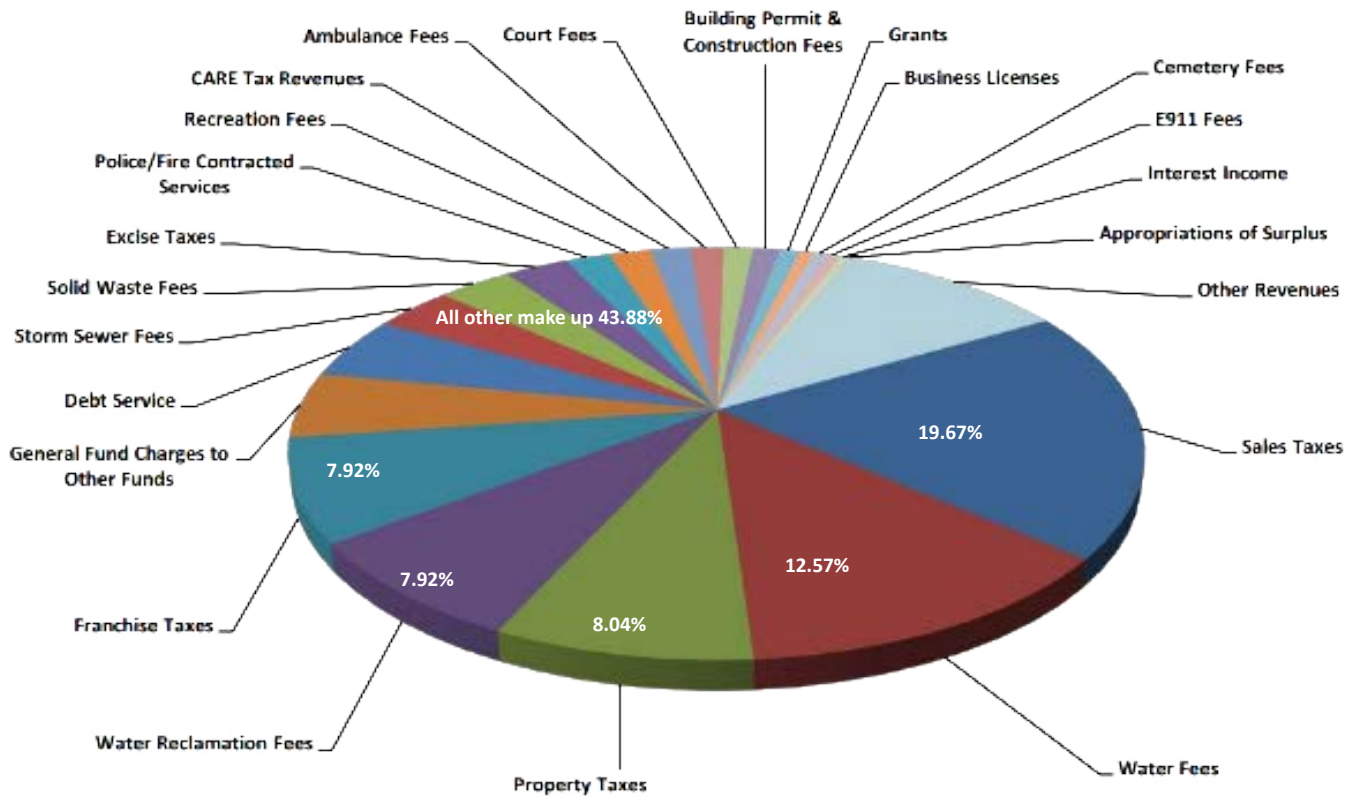
- Sales in the market place
- Income generated or that could be generated by a property
- The cost to replace or construct a similar property

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 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 and 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



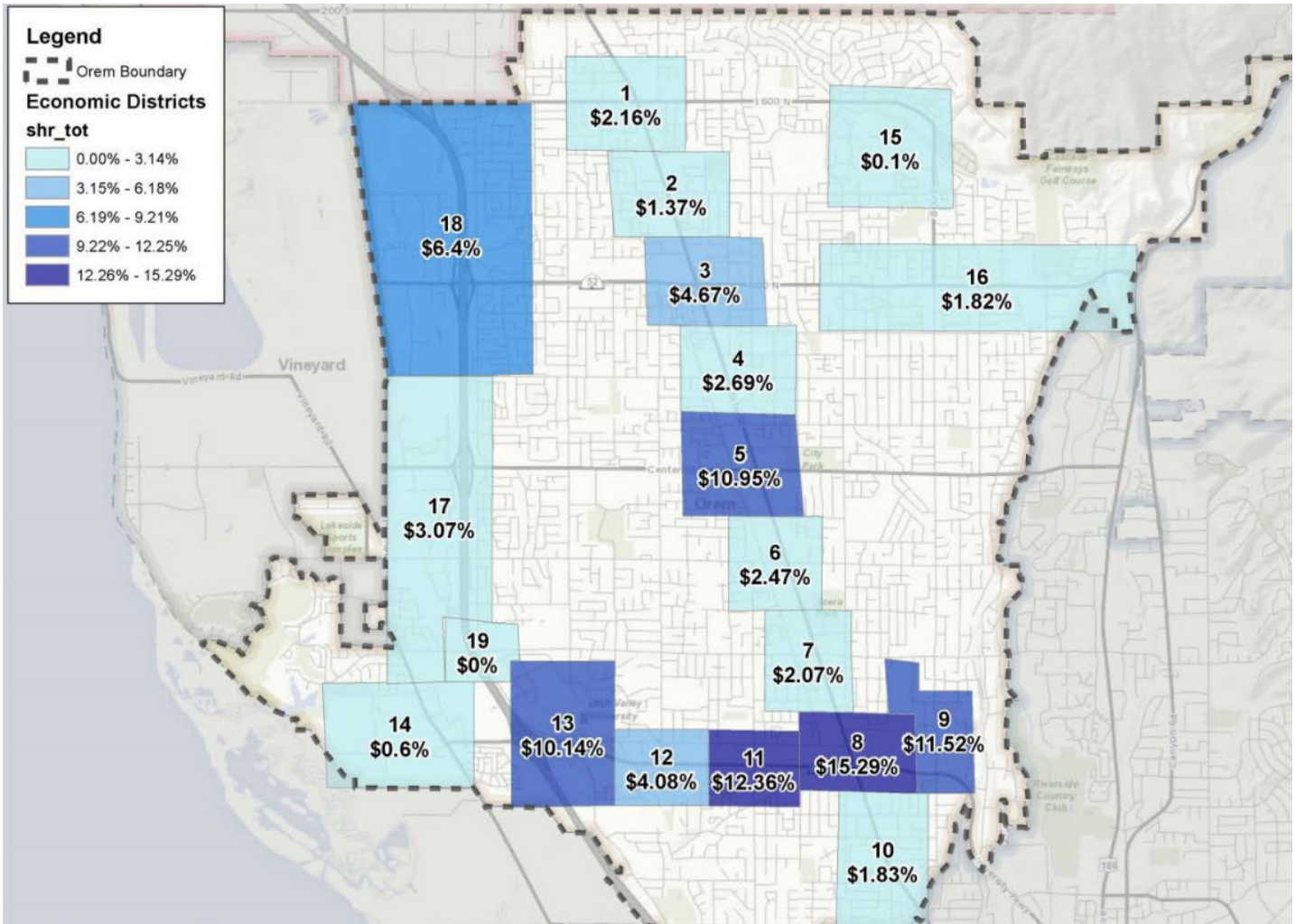
The neighborhoods recognize the importance of supporting these local businesses as they are a source of revenue and jobs for the City.

While residents recognize the benefit of having these businesses close to the neighborhoods, they also worry about possible negative consequences. The 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 nearby 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.
- 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 Stonewood and Lakeridge neighborhoods related to economic conditions are:

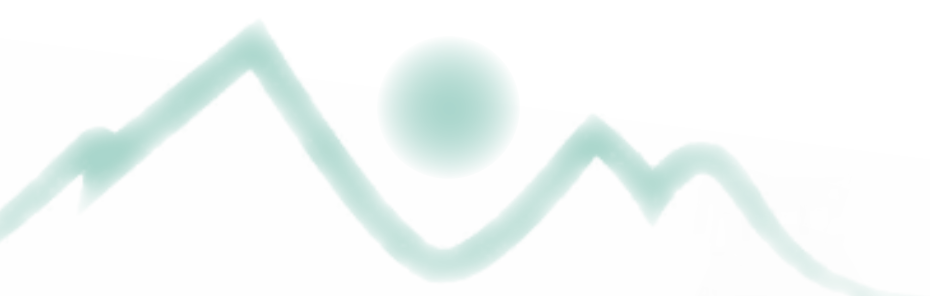
1. Continue to support the State Street Corridor Master Plan and encourage cohesive development along State Street.
2. Bring in new businesses that support the City's beautification platform by incentivizing certain design standards and maintenance requirements.
3. Encourage meaningful design of businesses and high density housing to create appealing urban centers on State Street and University Parkway.
4. Continue the practice of cultivating start-up companies to attract local businesses and provide education on the resources available.
5. Revitalize outdated commercial areas, such as the old Rite Aid property, through improvement of curb appeal and streetscape amenities, addition of street trees and landscaping, and promotion of pedestrian friendly commercial areas.



PUBLIC WORKS

6

Goals

- 
1. Maintain current landmarks, such as parks and historical markers, and preserve other areas where applicable to encourage city beautification.
 2. Ensure that all city properties are adequately landscaped and maintained.
 3. Improve sidewalks and pedestrian crossings at 300 West and 800 South.
 4. Continue to implement newer technology, such as water-wise irrigation controllers, soil-moisture based technologies, and central control systems, to conserve irrigation water on city property.
 5. Continue to promote public safety and walkability with prompt snow removal, sidewalks repairs, and bike lane improvements.
 6. Maintain transparency with the public about current and future projects as well as with changes to the public utilities fee rate system.



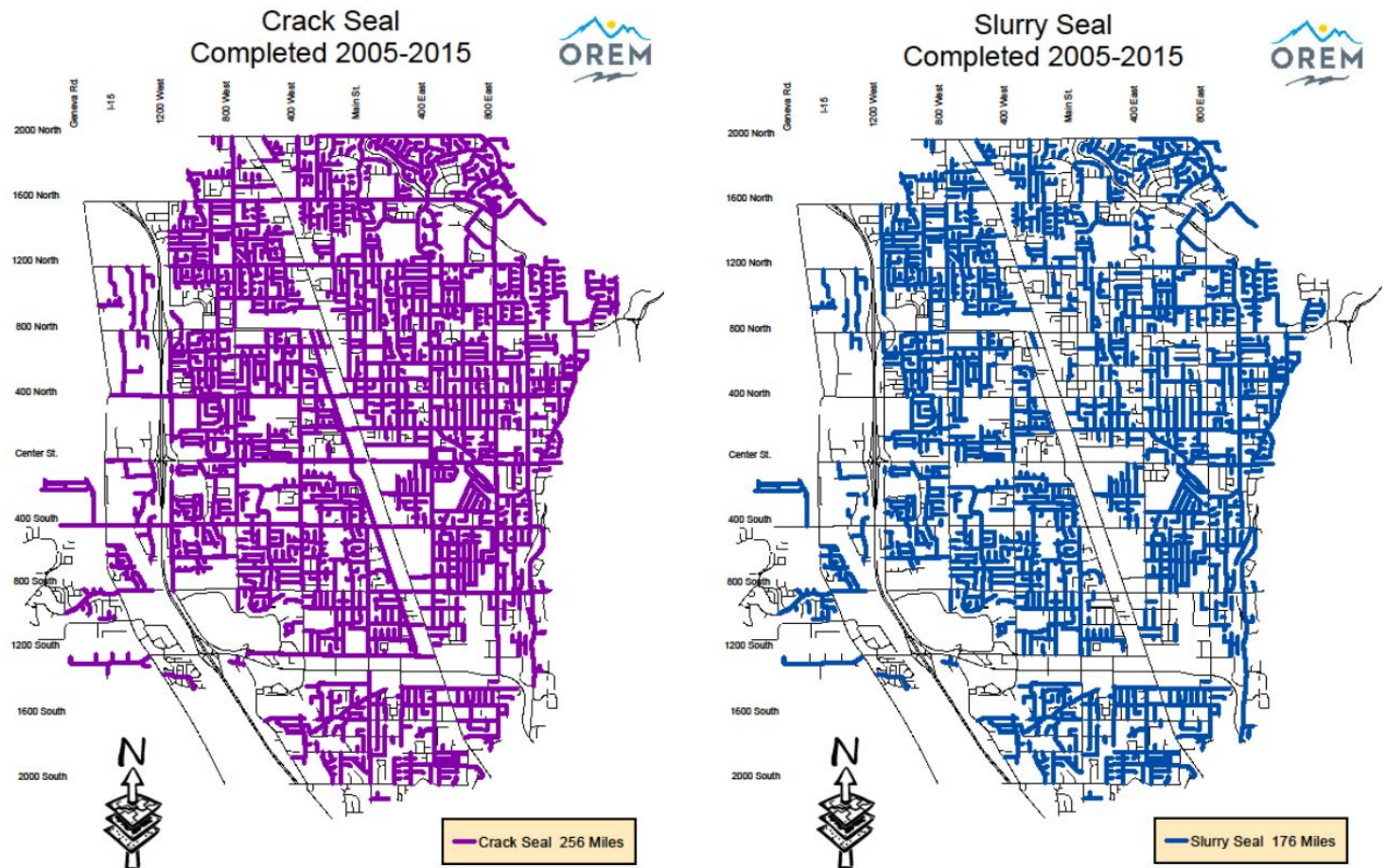
6.1 PUBLIC WORKS

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 Orem. Daily care keeps these places safe, beautiful, and clean. The Stonewood and Lakeridge 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 West 550 North.

Residents mentioned the lack of yard maintenance in various locations throughout the neighborhoods. Increased awareness of the tool shed library provides 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 Westmore Park in Lakeridge



6.5 Goals

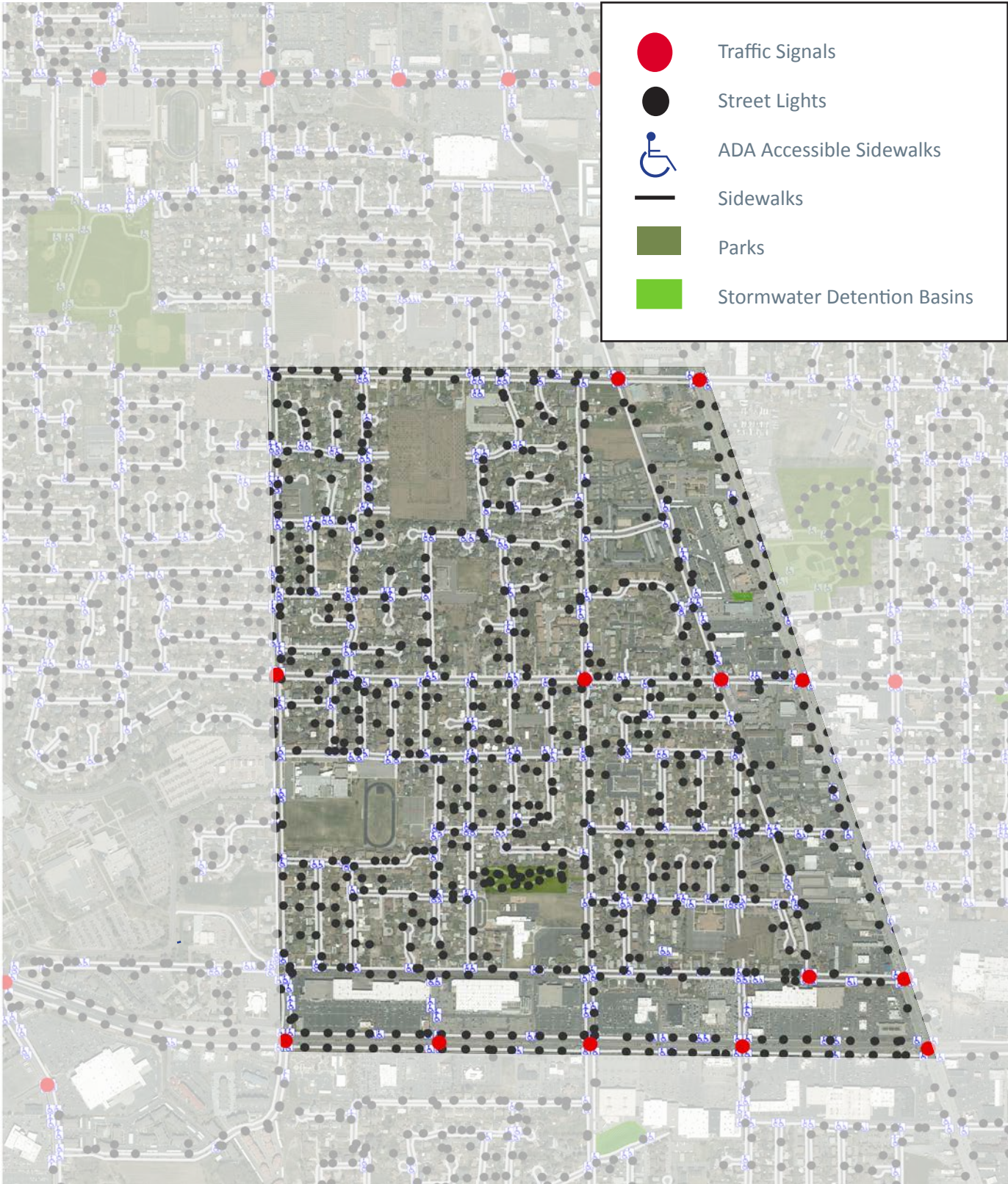
The major goals of the Stonewood and Lakeridge neighborhoods related to public works are:

1. Maintain current landmarks, such as parks and historical markers, and preserve other areas where applicable to encourage city beautification.
2. Ensure that all city properties are adequately landscaped and maintained.
3. Improve sidewalks and pedestrian crossings at 300 West and 800 South.
4. Continue to implement newer technology, such as water-wise irrigation controllers, soil-moisture based technologies, and central control systems, to conserve irrigation water on city property.

5. Continue to promote public safety and walkability with prompt snow removal, sidewalks repairs, and bike lane improvements.
6. Maintain transparency with the public about current and future projects as well as with changes to the public utilities fee rate system.



Figure 6.3 Selection of Public Works Improvements





NEIGHBORHOOD PRESERVATION

7

Goals

1. Educate residents on the Orem Help Center's resources on code enforcement to facilitate effective neighborhood policing and code enforcement.
2. Plan and schedule more frequent volunteer neighborhood cleanup days for neighborhood beautification.
3. Enforce the use of school property for education purposes only, especially in regard to alcohol and tobacco use on school property, the use of property during nighttime hours, and advertising signage.
4. Support the City's efforts in working to increase the number of police officers and NPU staff when practical to ensure a safe, clean, and family friendly neighborhood.



7.1 NEIGHBORHOOD PRESERVATION

The Stonewood and Lakeridge neighborhoods are highly valued by those who live and work in the area. Both neighborhoods are characterized by a mix of land uses including residential and commercial (as demonstrated in previous sections). 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

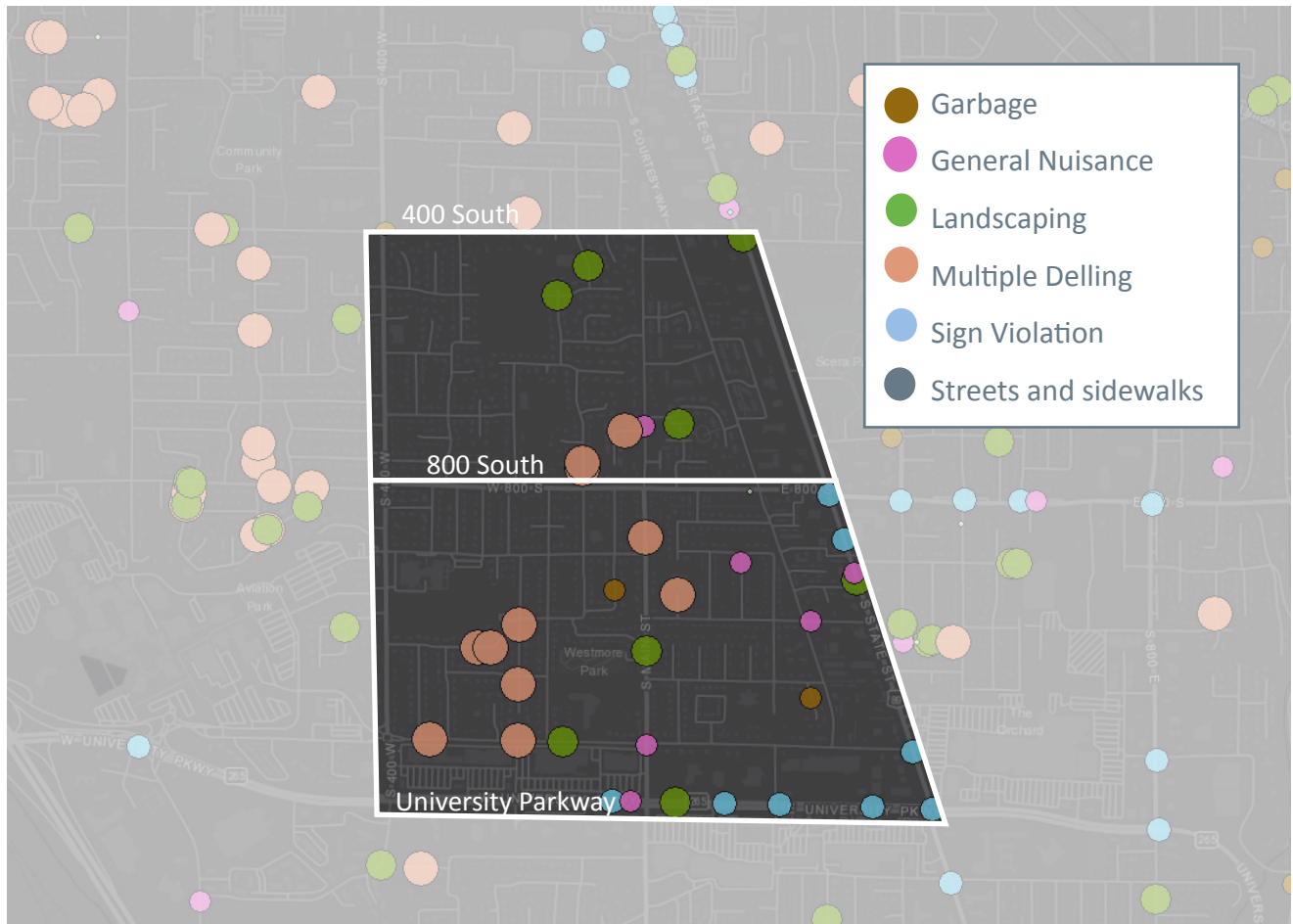
Several comments at neighborhood meetings involved code and law enforcement concerns. Residents expressed concerns regarding homes and businesses that were not being maintained or used as intended. These concerns can be mitigated through working with the Orem Help Center (www.orem.org/help) and the Neighborhood 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 Stonewood and Lakeridge neighborhoods related to neighborhood preservation are:

1. Educate residents on the Orem Help Center's resources on code enforcement to facilitate effective neighborhood policing and code enforcement.
2. Plan and schedule more frequent volunteer neighborhood cleanup days for neighborhood beautification.
3. Enforce the use of school property for education purposes only, especially in regard to alcohol and tobacco use on school property, the use of property during nighttime hours, and advertising signage.
4. Support the City's efforts in working to increase the number of police officers and NPU staff when practical to ensure a safe, clean, and family friendly neighborhood.



IMPLEMENTATION

8

Vision Statement

"We support responsible development that maintains our neighborhood's inclusive, residential feel. We are dedicated to maintaining the neighborhood's safe, clean, and inviting nature and promoting the preservation of parks and open spaces. We strive to improve public transit and enhance the overall walkability of our neighborhood streets."

Stonewood and Lakeridge residents



The Stonewood and Lakeridge 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

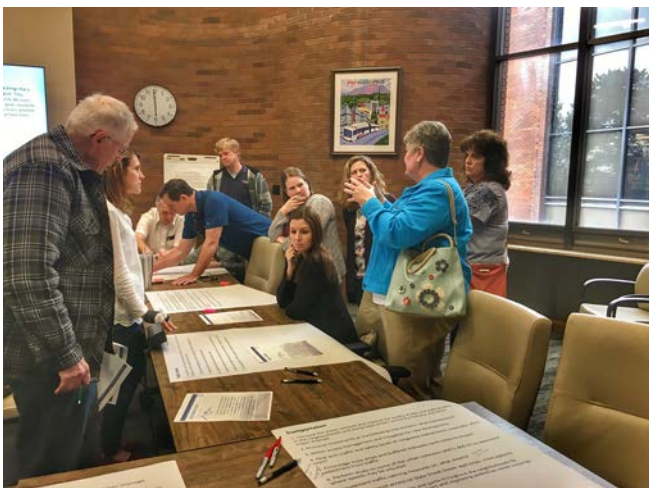
In order to allocate funding for specific projects within the neighborhoods, proposed improvements identified by City staff may be included in the City’s Capital Improvement Plan (CIP) during future budget meetings. Examples of such projects include bike lanes, park improvements, sidewalk repair, or 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



Participants collaborating at a Neighborhood Plan Advisory Committee Meeting

Residents participating at a neighborhood open house meeting



to 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. Work with Utah Valley University to limit expansion into the neighborhoods by encouraging upwards growth instead of outwards growth.	Development Services	X				X
2. Support City’s goal of prohibiting zone changes in single family residential areas and only build high density housing in the State Street Districts, west of I-15, and on the current Utah Valley University campus.	Development Services	X				
3. Create better guidelines in the land use ordinance for buffer zones between commercial and residential land uses on all corridors, but especially on State Street, University Parkway, and areas near Utah Valley University, including implementing additional requirements on design, building height step downs, and landscaping.	Development Services	X				
4. Maintain a safe, clean, and family-friendly neighborhood through neighborhood policing, code enforcement, and yard maintenance requirements.	Development Services	X				
5. Support the preservation of green space as remaining areas develop.	Development Services	X				
Transportation						
1. Perform a study on 400 South and 400 West to determine if bike lanes are necessary or if the extra space could be better used as a center turn lane.	Engineering			X		
2. Implement safe pedestrian crosswalks at busy intersections and schools, such as at the Lakeridge Junior High School at 300 West and 800 South.	Engineering			X		
3. Explore and develop transportation alternatives on 400 West and 800 South to accommodate future increases in traffic, including implementation of new bus routes.	Engineering			X		
4. Implement traffic calming measures, such as raised crosswalks and pedestrian refuges, on 800 South and 400 West.	Engineering			X		
5. Explore the possibility of creating bike routes on quieter streets, such as cul-de-sacs, to increase bicyclist safety and connectivity of routes.	Engineering	X				
Economic Development						
1. Continue to support the State Street Corridor Master Plan and encourage cohesive development along State Street.	Development Services	X				
2. Bring in new businesses that support the City’s beautification platform by incentivizing certain design standards and maintenance requirements.	Development Services	X				



Goal	Responsible	Ongoing	Short-term	Mid-term	Long-term	Priority
3. Encourage meaningful design of businesses and high density housing to create appealing urban centers on State Street and University Parkway.	Development Services	X				X
4. Continue the practice of cultivating start-up companies to attract local business and provide education on the resources available.	Development Services	X				
5. Revitalize outdated commercial areas, such as the old Rite Aid property, through improvement of curb appeal and streetscape amenities, addition of street trees and landscaping, and promotion of pedestrian friendly commercial areas.	Development Services	X				
Public Works						
1. Maintain current landmarks, such as parks and historical markers, and preserve other areas where applicable to encourage city beautification.	Public Works				X	
2. Ensure that all city properties are adequately landscaped and maintained.		X				
3. Improve sidewalks and pedestrian crossings at 300 West and 800 South.	Public Works			X		
4. Continue to implement newer technology, such as water-wise irrigation controllers, soil-moisture based technologies, and central control systems, conserve irrigation water on city property.	Public Works	X				X
5. Continue to promote public safety and walkability with prompt snow removal, sidewalks repairs, and bike lane improvements.		X				
6. Maintain transparency with the public about current and future projects as well as with changes to the public utilities fee rate system.	Development Services	X				
Neighborhood Preservation						
1. Educate residents on the Orem Help Center's resources on code enforcement to facilitate effective neighborhood policing and code enforcement.	Development Services	X				
2. Plan and schedule more frequent volunteer neighborhood cleanup days for neighborhood beautification.	NPU		X			
3. Enforce the use of school property for education purposes only, especially in regard to alcohol and tobacco use on school property, the use of property during nighttime hours, and advertising signage.	Police Department; NPU		X			
4. Support the City's efforts in working to increase the number of police officers and NPU staff when practical to ensure a safe, clean, and family friendly neighborhood.	NPU	X				X